Stratchona Regional District

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX F:
PROVINCIAL SUMMARY FORMS

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area A (Strathcona A)

REGIONAL DISTRICT: Strathcona Regional District

DATE OF REPORT COMPLETION: June 2022 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION

Neighbouring municipalities and electoral areas:

EA C, EA D, Campbell River, Zeballos, Tahsis, Gold River, Sayward, Alberni-Clayoquot C, Mount Waddington D

Neighbouring First Nations:

Ka:'yu:'k't'h'/Che:k:tleset'h First Nation, Nuchatlaht Tribe, Ehattesaht First Nation, Mowachaht-Muchalaht First Nation

POPULATION

Population: 890 (2021 est.)		**Change since** 2016 **:** + 13 **%**
***Projected* population in 5 years:** 940		**Projected change:** + 6 **%**
Number of households: 390 (2021)		**Change since** 2016 **:** + 5 **%**
***Projected* number of households in 5 years:** 435		**Projected change:** + 12 **%**
Average household size: 2.1 (2021)		
***Projected* average household size in 5 years:** 2.0 (2026)		
Median age (local): 52.8 (2021)	**Median age (RD):** 49.6 (2021)	**Median age (BC):** 42.8 (2021)
Projected median age in 5 years: 53.1 (2026)		
Seniors 65+ (local): 2021: 27.4 **%**	**Seniors 65+ (RD):** 2021: 29.6 **%**	**Seniors 65+ (BC):** 2021: 20.3 **%**
***Projected* seniors 65+ in 5 years:** 2026: 31.7 **%**		
Owner households: 2016: 88 **%**	**Renter households:** 2016: 12 **%**	
Renter households in subsidized housing: 2016: 22 **%**		

INCOME

Median household income	Local	Regional District	BC
All households 2015	$ 51,170	$ 62,225	$ 69,979
Renter households 2015	$ 29,886	$ 38,910	$ 45,848
Owner households 2015	$ 56,246	$ 71,848	$ 84,333

ECONOMY				
	Participation rate:	2016: 51.1 **%**	**Unemployment rate:**	2016: 13.0 **%**
	Major local industries:	Agriculture, Forestry, Fishing, & Hunting (80, 23.2%); Retail Trade (40, 11.6%); Health care & Social Assistance (35, 10.1%)		

HOUSING		
	Median assessed housing values: $ 322,271 (2020)	**Median housing sale price: $** 398,425 (2020)
	Median monthly rent: $ 1,585 (2021, Campbell River)	**Rental vacancy rate:** 2021 (Campbell River): 1.2 **%**
	Housing units - total: 474 (2021)	**Housing units – subsidized:** n.a.
	Annual registered new homes - total: n.a.	**Annual registered new homes - rental:** n.a.
	Households below *affordability* standards (spending 30%+ of income on shelter):	2016: 12.5 **%**
	Households below *adequacy* standards (in dwellings requiring major repairs):	2016: 8.3 **%**
	Households below *suitability* standards (in overcrowded dwellings):	2016: 0.0 **%**

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   Only a small portion of Electoral Area A is covered by an OCP. The Menzies Bay OCP includes policies that seek to maintain rural character and encourage a range of densities where services allow. It also encourages a mix of residential styles, densities, and sizes catering to various socio-economic groups and allows for subdivisioning and zoning that allows affordable housing, include secondary suites and potentially smaller parcel sizes.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 400 responses, conducted a series of key informant interviews, and recorded findings videos that were posted on the project website and promoted over social media. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from the Strathcona Community Health Network (funded by Island Health and other partners) were included in key informant interviews and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Surveys were distributed to relevant Nations, the project team reviewed the Ka:’yu:’k’t’h’/Che:k:tleset’h First Nation health and wellness plan and spoke to consultants assisting the Nation, and the project team interviewed a variety of Indigenous housing service organizations.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	10 (2021)	10
1 bedroom	30 (2021)	35
2 bedrooms	120 (2021)	130
3+ bedrooms	225 (2021)	260
Total	390 (2021)	435

Comments:

Slight population growth, an aging population, and reduced median household size is anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area A may demand 435 units, an increase of about 9 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	330	100	355	100	360	100
Of which are in core housing need	25	7.6	85	23.9	50	13.9
Of which are owner households	20	7.4	55	17.2	30	9.8
Of which are renter households	0	0.0	0	0.0	30	66.7

Comments:

The total and percent of households in Core Housing Need grew between 2006 and 2016. About 10% of owners were in Core Housing Need; whereas, 67% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	330	100	355	100	360	100
Of which are in extreme core housing need	0	0.0	35	9.9	20	5.6
Of which are owner households	10	3.7	0	0.0	10	3.3
Of which are renter households	0	0.0	0	0.0	10	22.2

Comments:

The number and percentage of households in Extreme Core Housing Need rose between 2006 and 2016. About 3% of owners were in Extreme Core Housing Need and about 22% of renters.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Quantitative data shows generally affordable conditions across Electoral Area A for those making the median income or slightly less. However, engagement shows many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental housing.

2. **Rental housing:**

   Engagement data indicates there was a lack of affordable rental housing across Electoral Area A. Some current renters would like to own, but are unable to primarily because of cost. which has outpaced income growth over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   Quantitative data on special needs housing is limited in the Electoral Areas. Engagement feedback indicates that available data likely under-represents need. There are currently 38 wait listed applications for non-market housing for people with disabilities in the SRD, most for Campbell River but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   1- and 2-person households will make up nearly 80% of all households in 2026, reflecting the aging demographic. Many informants indicated that prices in urban areas are forcing families it look for housing in rural areas. Family housing demands are likely to grow, but only modestly in Electoral Area A.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area A's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income household to purchase a home, necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Area A and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units. Development and servicing challenges, an aging housing stock, and proliferation of short-term rentals were also emerging concerns.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area B (Strathcona B)

REGIONAL DISTRICT: Strathcona Regional District

DATE OF REPORT COMPLETION: June 2022 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION

Neighbouring municipalities and electoral areas:

EA C, EA D, Qathet A

Neighbouring First Nations:

Klahoose First Nation

POPULATION

Population: 1,100 (2021 est.)		**Change since** 2016 **:**	+ 13 **%**
***Projected* population in 5 years:** 1,095		**Projected change:**	- 0.5 **%**
Number of households: 560 (2021)		**Change since** 2016 **:**	+ 5 **%**
***Projected* number of households in 5 years:** 580		**Projected change:**	+ 4 **%**
Average household size: 1.9 (2021)			
***Projected* average household size in 5 years:** 1.8			
Median age (local): 58.4 (2021)	**Median age (RD):** 49.6 (2021)	**Median age (BC):** 42.8 (2021)	
Projected median age in 5 years: 60.5 (2026)			
Seniors 65+ (local): 2021: 36.9 **%**	**Seniors 65+ (RD):** 2021: 29.6 **%**	**Seniors 65+ (BC):** 2021: 20.3 **%**	
***Projected* seniors 65+ in 5 years:**			2026: 40.1 **%**
Owner households: 2016: 65 **%**		**Renter households:**	2016: 35 **%**
Renter households in subsidized housing:			2016: 11 **%**

INCOME

Median household income	Local	Regional District	BC
All households 2015	$ 38,108	$ 62,225	$ 69,979
Renter households 2015	$ 32,391	$ 38,910	$ 45,848
Owner households 2015	$ 49,531	$ 71,848	$ 84,333

ECONOMY		
	Participation rate: 2016: 57.8 **%**	**Unemployment rate:** 2016: 6.5 **%**
	Major local industries: Agriculture, Forestry, Fishing, & Hunting (75, 14.2%); Administrative & Support (70, 13.2%); Construction (65, 12.3%)	

HOUSING		
	Median assessed housing values: $ 466,389 (2020)	**Median housing sale price: $** 794,581 (2020)
	Median monthly rent: $ 1,585 (2021, Campbell River)	**Rental vacancy rate:** 2021 (Campbell River): 1.2 **%**
	Housing units - total: 804 (2021)	**Housing units – subsidized:** n.a.
	Annual registered new homes - total: n.a.	**Annual registered new homes - rental:** n.a.
	Households below *affordability* standards (spending 30%+ of income on shelter): 2016: 27.0 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 2016: 6.0 **%**	
	Households below *suitability* standards (in overcrowded dwellings): 2016: 7.0 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   The Cortes Island OCP is one of the more advance rural housing policy documents in the Province. It allows for secondary dwelling and suites where appropriate, encourages housing for all incomes and needs, supports the use of housing agreements to provide affordable housing, supports extra density in exchange for affordable units, supports a housing co-op and land trusts, and encourage partnerships with senior government to develop a non-market housing.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 400 responses, conducted a series of key informant interviews, and recorded findings videos that were posted on the project website and promoted over social media. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from the Strathcona Community Health Network (funded by Island Health and other partners) were included in key informant interviews and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Surveys were distributed to relevant Nations, the project team reviewed the Ka:'yu:'k't'h'/Che:k:tleset'h First Nation health and wellness plan and spoke to consultants assisting the Nation, and the project team interviewed a variety of Indigenous housing service organizations.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	15 (2021)	15
1 bedroom	190 (2021)	195
2 bedrooms	165 (2021)	170
3+ bedrooms	200 (2021)	200
Total	560 (2021)	580

Comments:

A stable population, combined with reduced median household sizes is anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area B may demand 580 units, an increase of about 4 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	460	100	535	100	505	100
Of which are in core housing need	175	38.0	65	12.1	110	21.8
Of which are owner households	85	24.6	25	6.7	40	12.3
Of which are renter households	90	78.3	40	24.2	75	41.7

Comments:

The total and percent of households in Core Housing Need decreased between 2006 and 2016. About 12% of owners were in Core Housing Need; whereas, 42% of renters were facing difficulty meeting their housing needs. This does not match with lived experience feedback from Electoral Area B where instances of housing insecurity are reportedly more common in the past five years.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	460	100	535	100	505	100
Of which are in extreme core housing need	60	13.0	30	5.6	30	5.9
Of which are owner households	30	8.7	0	0.0	15	4.6
Of which are renter households	40	34.8	0	0.0	20	11.1

Comments:

The number and percentage of households in Extreme Core Housing Need decreased between 2006 and 2016. About 5% of owners were in Extreme Core Housing Need and about 11% of renters. This does not match with lived experience feedback from Electoral Area B where instances of housing insecurity are reportedly more common in the past five years.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Quantitative data shows very difficult housing conditions across Electoral Area B for those making the median income or even slightly more. Engagement shows many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental housing.

2. **Rental housing:**

   Engagement data indicates there was a lack of affordable rental housing across Electoral Area B. Many current renters would like to own, but are unable to primarily because of cost, which has outpaced income growth over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   Quantitative data on special needs housing is limited in the Electoral Areas. Engagement feedback indicates that available data likely under-represents need. There are currently 38 wait listed applications for non-market housing for people with disabilities in the SRD, most for Campbell River but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   1- and 2-person households will make up more than 80% of all households in 2026, reflecting the aging demographic. Many informants indicated that families were leaving the Island because of cost and availability issues, and younger couples were no longer able to stay with children. Affordable options for families are critical in Electoral Area B.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area B's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income households to purchase a home, necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Area B and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units. Development and servicing challenges, an aging housing stock, and proliferation of short-term rentals were also emerging concerns.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area C (Strathcona C)

REGIONAL DISTRICT: Strathcona Regional District

DATE OF REPORT COMPLETION: June 2022 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION

Neighbouring municipalities and electoral areas:

EA A, EAB, Qathet A, Squamish-Lillooet A & C, Cariboo J, Mount Waddington A & D

Neighbouring First Nations:

Tlowitsis First Nation, We Wai Kai First Nation

POPULATION

Population: 2,835 (2021)		**Change since** 2016 **:**	+ 12 **%**
***Projected* population in 5 years:** 2,870		**Projected change:**	+ 1 **%**
Number of households: 1,330 (2021)		**Change since** 2016 **:**	+ 13 **%**
***Projected* number of households in 5 years:** 1,390		**Projected change:**	+ 5 **%**
Average household size: 2.0 (2021)			
***Projected* average household size in 5 years:** 2.1			
Median age (local): 52.8 (2021)	**Median age (RD):** 49.6 (2021)	**Median age (BC):** 42.8 (2021)	
Projected median age in 5 years: 57.0 (2026)			
Seniors 65+ (local): 2021: 40.2 **%**	**Seniors 65+ (RD):** 2021: 29.6 **%**	**Seniors 65+ (BC):** 2021: 20.3 **%**	
***Projected* seniors 65+ in 5 years:**			2021: 41.5 **%**
Owner households: 2016: 77 **%**		**Renter households:**	2016: 23 **%**
Renter households in subsidized housing:			2016: 4 **%**

INCOME

Median household income	Local	Regional District	BC
All households 2015	$ 46,379	$ 62,225	$ 69,979
Renter households 2015	$ 33,844	$ 38,910	$ 45,848
Owner households 2015	$ 50,909	$ 71,848	$ 84,333

ECONOMY		
	Participation rate: 2016: 56.2 **%**	**Unemployment rate:** 2016: 10.6 **%**
	Major local industries: Accommodation & Food Services (130, 11.2%); Manufacturing (135, 11.6%); Retail Trade (125, 10.7%)	

HOUSING		
	Median assessed housing values: $ 471,004 (2020)	**Median housing sale price: $** 604,827 (2020)
	Median monthly rent: $ 1,585 (2021, Campbell River)	**Rental vacancy rate:** 2021 (Campbell River): 1.2 **%**
	Housing units - total: 1,663 (2021)	**Housing units – subsidized:** n.a.
	Annual registered new homes - total: n.a.	**Annual registered new homes - rental:** n.a.
	Households below *affordability* standards (spending 30%+ of income on shelter):	2016: 20.3 **%**
	Households below *adequacy* standards (in dwellings requiring major repairs):	2016: 11.0 **%**
	Households below *suitability* standards (in overcrowded dwellings):	2016: 3.1 **%**

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

   The Quadra Island OCP encourages affordable and safe living and housing opportunities and a variety of tenures. It allows additional dwellings depending on parcel size, increased densities in certain zones in exchange for affordable units or amenities, allows housing agreements, creates and affordable housing strategy, and creates a resident-based affordable housing committee. I also allows comprehensive development zones in two neighbourhoods.

2. **Any community consultation undertaken during development of the housing needs report:**

   Community consultation was extensive for this project. The project team distributed a community survey that received more than 400 responses, conducted a series of key informant interviews, and recorded findings videos that were posted on the project website and promoted over social media. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

   Staff and elected representatives from the Regional District were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from the Strathcona Community Health Network (funded by Island Health and other partners) were included in key informant interviews and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

   The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Surveys were distributed to relevant Nations, the project team reviewed the Ka:’yu:’k’t’h’/Che:k:tleset’h First Nation health and wellness plan and spoke to consultants assisting the Nation, and the project team interviewed a variety of Indigenous housing service organizations.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	10 (2021)	10
1 bedroom	225 (2021)	235
2 bedrooms	420 (2021)	445
3+ bedrooms	670 (2021)	700
Total	1,330 (2021)	1,390

Comments:

A slight population increase and an aging population are anticipated to expand the demand for housing in the short-term. By 2026, Electoral Area C may demand 1390 units, an increase of about 12 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,010	100	1,115	100	1,135	100
Of which are in core housing need	255	25.2	295	26.5	280	24.8
Of which are owner households	150	19.6	195	22.3	150	17.3
Of which are renter households	110	44.9	100	40.8	130	49.1

Comments:

The total households in Core Housing Need increased between 2006 and 2016 while the % decreased slightly. About 17% of owners were in Core Housing Need; whereas, 50% of renters were facing difficulty meeting their housing needs. This aligns with lived experience feedback from Electoral Area C where instances of housing insecurity are reportedly more common in the past five years.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,010	100	1,115	100	1,135	100
Of which are in extreme core housing need	90	8.9	45	4.0	100	8.8
Of which are owner households	50	6.5	25	2.9	45	5.2
Of which are renter households	40	16.3	20	8.2	55	20.8

Comments:

The total households in Extreme Core Housing Need increased between 2006 and 2016 while the % remained stable. About 5% of owners were in Extreme Core Housing Need and about 20% of renters. This aligns with lived experience feedback from Electoral Area C where instances of housing insecurity are reportedly more common in the past five years.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Quantitative data shows very difficult housing conditions across Electoral Area C for those making the median income or even slightly more. Engagement shows many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental housing.

2. **Rental housing:**

   Engagement data indicates there was a lack of affordable rental housing across Electoral Area C. Many current renters would like to own, but are unable to primarily because of cost, which has outpaced income growth over the past 10 years. Rental units are very difficult to find in the rural areas and are often in need of significant repair.

3. **Special needs housing:**

   Quantitative data on special needs housing is limited in the Electoral Areas. Engagement feedback indicates that available data likely under-represents need. There are currently 38 wait listed applications for non-market housing for people with disabilities in the SRD, most for Campbell River but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   1- and 2-person households will make up nearly 80% of all households in 2026, reflecting the aging demographic. Many informants indicated that families were leaving the Island because of cost and availability issues, and younger couples were no longer able to stay with children. Affordable options for families are critical in Electoral Area C.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area C's key issues were the increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income households to purchase a home, necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Area C and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units. Development and servicing challenges, an aging housing stock, and proliferation of short-term rentals were also emerging concerns.

Housing Needs Reports – Summary Form

MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA: Electoral Area D (Strathcona D)

REGIONAL DISTRICT: Strathcona Regional District

DATE OF REPORT COMPLETION: June 2022 **(MONTH/YYYY)**

PART 1: KEY INDICATORS & INFORMATION

Instructions: please complete the fields below with the most recent data, as available.

LOCATION

Neighbouring municipalities and electoral areas:

EA A, Campbell River, Comox Valley C, Alberni-Clayoquot C & D, Qathet A

Neighbouring First Nations:

Wei Wai Kum First Nation, Homalco First Nation, K'omoks First Nation

POPULATION

Population: 4,840 (2021 - incl. DA 59240439)		**Change since** 2016:	+ 6 %
Projected **population in 5 years:** 5,170		**Projected change:**	+ 7 %
Number of households: 1,950 (2021)		**Change since** 2016:	+ 4 %
Projected **number of households in 5 years:** 2,220		**Projected change:**	+ 14 %
Average household size: ~ 2.4 (2021 - not incl. DA 59240439)			
Projected **average household size in 5 years:** 2.5 (2026)			
Median age (local): 52.6 (2021)	**Median age (RD):** 49.6 (2021)	**Median age (BC):** 42.8 (2021)	
Projected median age in 5 years: 52.9 (2026)			
Seniors 65+ (local): 2021: 30.4 %	**Seniors 65+ (RD):** 2021: 29.6 %	**Seniors 65+ (BC):** 2021: 20.3 %	
Projected **seniors 65+ in 5 years:**			2026: 32.2 %
Owner households: 2016: 89 %		**Renter households:**	2016: 11 %
Renter households in subsidized housing:			2016: 15 %

INCOME

Median household income	Local	Regional District	BC
All households 2015	$ 73,668	$ 62,225	$ 69,979
Renter households 2015	$ 52,007	$ 38,910	$ 45,848
Owner households 2015	$ 76,158	$ 71,848	$ 84,333

ECONOMY		
	Participation rate: 2016: 59.6 **%**	**Unemployment rate:** 2016: 54.3 **%**
	Major local industries: Health Care & Social Assistance (320, 14.8%); Retail Trade (225, 10.4%); Construction (225,10.4%)	

HOUSING		
	Median assessed housing values: $ 489,399 (2020)	**Median housing sale price: $** 563,119 (2020)
	Median monthly rent: $ 1,585 (2021, Campbell River)	**Rental vacancy rate:** 2021 (Campbell River): 1.2 **%**
	Housing units - total: 2,082 (2021 - incl. DA 59240439)	**Housing units – subsidized:** n.a.
	Annual registered new homes - total:	**Annual registered new homes - rental:** n.a.
	Households below *affordability* standards (spending 30%+ of income on shelter): 2016: 14.4 **%**	
	Households below *adequacy* standards (in dwellings requiring major repairs): 2016: 10.3% **%**	
	Households below *suitability* standards (in overcrowded dwellings): 2016: 2.4 **%**	

Briefly summarize the following:

1. **Housing policies in local official community plans and regional growth strategies (if applicable):**

The Oyster Bay - Buttle Lake OCP promotes affordable rentals, special needs housing, and increase density, provided it is appropriate for a low density rural area. It allows a second dwelling on parcels larger than 8 hectares, supports secondary suites in singe-detached dwellings, and supports opportunities for affordable housing, rentals, and special needs housing. It also encourages compact development and discourages rural sprawl.

2. **Any community consultation undertaken during development of the housing needs report:**

Community consultation was extensive for this project. The project team distributed a community survey that received more than 400 responses, conducted a series of key informant interviews, and recorded findings videos that were posted on the project website and promoted over social media. An engagement report is included as an appendix to the housing needs report.

3. **Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities, and the provincial and federal governments and their agencies).**

Staff and elected representatives from the Regional District were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from the Strathcona Community Health Network (funded by Island Health and other partners) were included in key informant interviews and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

4. **Any consultation undertaken with First Nations:**

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Surveys were distributed to relevant Nations, the project team reviewed the Ka:’yu:’k’t’h’/Che:k:tleset’h First Nation health and wellness plan and spoke to consultants assisting the Nation, and the project team interviewed a variety of Indigenous housing service organizations.

PART 2: KEY FINDINGS

Table 1: Estimated number of units needed, by type (# of bedrooms)

	Currently	Anticipated (5 years)
0 bedrooms (bachelor)	10 (2021)	10
1 bedroom	105 (2021)	125
2 bedrooms	405 (2021)	465
3+ bedrooms	1,430 (2021)	1,615
Total	1,950 (2021)	2,220

Comments:

A population increase is expected to drive expanded demand for housing in the short-term. By 2026, Electoral Area C may need 2220 units, an increase of about 54 units annually.

Table 2: Households in Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,930	100	1,595	100	1,845	100
Of which are in core housing need	105	5.4	100	6.3	115	6.2
Of which are owner households	55	3.2	75	5.3	60	3.6
Of which are renter households	55	23.9	30	16.2	45	22.5

Comments:

The total and percentage of households in Core Housing Need increased between 2006 and 2016. About 4% of owners were in Core Housing Need; whereas, 23% of renters were facing difficulty meeting their housing needs.

Table 3: Households in *Extreme* Core Housing Need

	2006		2011		2016	
	#	%	#	%	#	%
All households in planning area	1,930	100	1,595	100	1,845	100
Of which are in extreme core housing need	65	3.4	60	3.8	65	3.5
Of which are owner households	40	2.4	40	2.8	30	1.8
Of which are renter households	25	10.9	20	10.8	35	17.5

Comments:

The total and percentage of owners in Extreme Core Housing Need remained relatively constant between 2006 and 2016 while the number of renters in Extreme Core Housing Need increased. About 2% of owners were in Extreme Core Housing Need; whereas, 18% of renters were facing difficulty meeting their housing needs.

Briefly summarize current and anticipated needs for each of the following:

1. **Affordable housing:**

   Though Area D is still relatively affordable for most households, especially those earning the median income or above, it is becoming more difficult to enter the market for first-time home buyers. Engagement shows many residents with low to middle incomes are struggling to find adequate housing, especially affordable and available rental housing.

2. **Rental housing:**

   Engagement data indicates there was a lack of affordable rental housing across Electoral Area D. Many current renters would like to own, but are unable to primarily because of cost, which has outpaced income growth over the past 10 years. Rental units are typically very difficult to find.

3. **Special needs housing:**

   Quantitative data on special needs housing is limited in the Electoral Areas. Engagement feedback indicates that available data likely under-represents need. There are currently 38 wait listed applications for non-market housing for people with disabilities in the SRD, most for Campbell River but some applications are likely from rural residents.

4. **Housing for seniors:**

   The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

5. **Housing for families:**

   1- and 2-person households will make up nearly 75% of all households in 2026, reflecting the aging demographic. However, all household sizes are expected to increase, including families with multiple children. Maintaining an affordable housing stock for young families will be critical in Area D.

6. **Shelters for people experiencing homelessness and housing for people at risk of homelessness:**

   Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

7. **Any other population groups with specific housing needs identified in the report:**

   Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

Were there any other key issues identified through the process of developing your housing needs report?

Electoral Area D's key issues were the increasing senior population that will require senior-specific housing, and housing for lower-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income households to purchase a home, necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Area D and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units. There is also a desire to meet expanding housing needs while preserving rural character, which can be challenging to navigate. Though not as common as in Electoral Areas B and C, short-term rentals are becoming more common, potentially reducing rental options.