

STRATHCONA REGIONAL DISTRICT HOUSING NEEDS REPORT

Findings Presentation
Strathcona Regional District Board
29 June 2022

We acknowledge with respect the many Nations and traditional territories within which this study is taking place including the Ehattesaht First Nation, Homalco First Nation, Ka:'yu:'k't'h'/Che:k'tles7et'h First Nation, Klahoose First Nation, K'omoks First Nation, Mowachaht-Muchalaht First Nation, Nuchatlaht Tribe, Tlowitsis First Nation, We Wai Kai First Nation, and Wei Wai Kum First Nation.



PROCESS

- **Winter/Spring 2022**
- **Key Informant Interviews and Community Survey**
 - 437 Households Responded
- **Data gathered from several sources including:**
 - CMHC
 - BC Stats / Statistics Canada
 - Local / Regional Government Data
 - BC Assessment
 - Custom Data Set
 - Indigenous Housing Data Set
 - And more...

LIMITATIONS

Report Structure/Data Availability

- Specific requirements for data collection
- Not all 2021 census data available

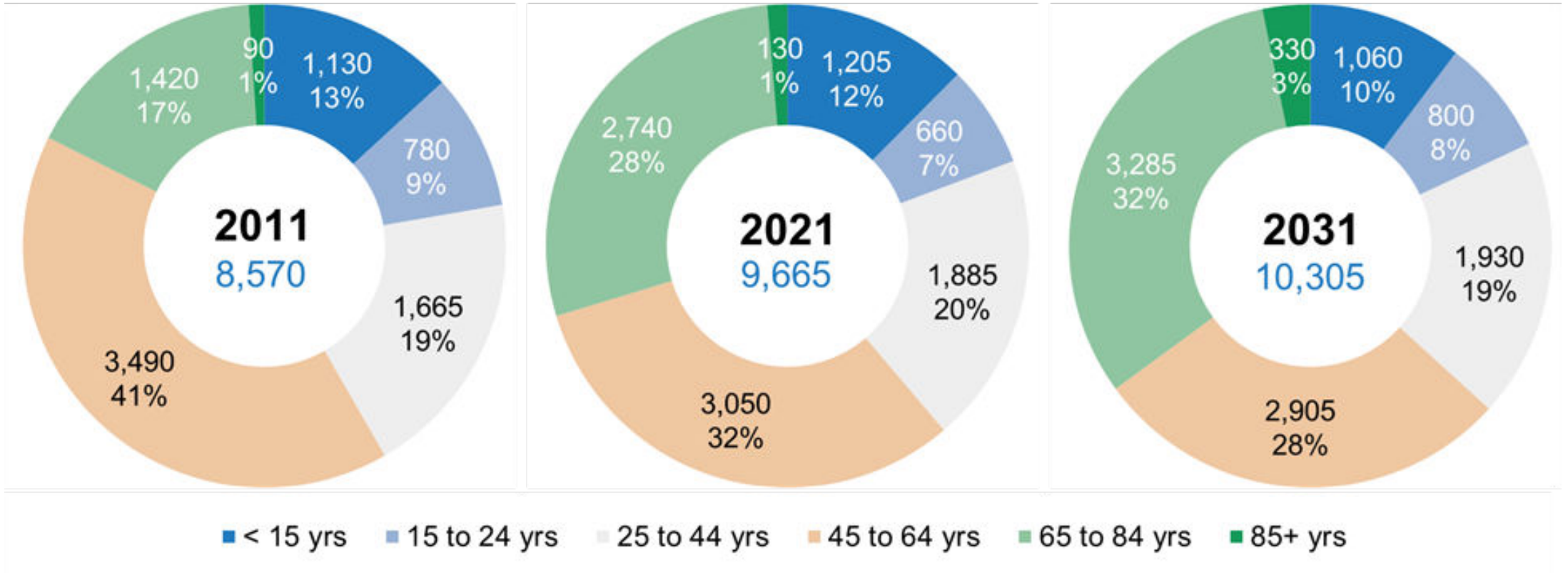
Electoral Areas have a challenging data environment.

- Small geographies, seasonal populations
- Rapid changes

BUT...

- Quantitative data isn't everything – tremendous engagement response
- Combining geographies stabilizes some indicators
- Data + Engagement + Professional Experience

POPULATION



- Electoral Area D is the largest and fastest growing (+18%). A (+9%), B (+8%), C (+8%).
- Proportion of seniors expected to grow from 18% of the population in 2011 to as high as 35% in 2031.
- Housing and supports for seniors was one of the most prominent concerns in community engagement.

OLDER RESIDENTS

Many older residents worried about ability to age in place and were currently supporting family or nervous for their children.

Highlights a need for:

- Affordable and accessible housing, particularly rental housing
- Home care and semi-supported or supported options
- Housing closer to amenities and services

Ways Forward:

- Modest, multi-unit housing
- Regional land use decisions

“Will likely need to sell to downsize and there is no appropriate housing such as nice patio homes available on Quadra, yet the need will increase as many, many of us aging seniors will want to stay here on the Island.”

RENTING

Rental housing is hard to find, more expensive, and more likely to be in poor condition.

Renters are less likely to be able to meet their housing needs than owners.

- Increasing cost compared to incomes
- Limited availability

18%

of households rent.

45%

of renter respondents indicated their current housing costs were not affordable.

41%

of renters are in Core Housing Need.

“Can't find a one bedroom for under \$1400/month. That's double what it was 10 years ago. Absolutely outrageous!”

“There are other rentals... just a bedroom and bathroom, no kitchen, going for \$1000/month. And people are jumping on them because they need ANYTHING. But that's not sustainable either. We need safe, healthy, and enjoyable housing that is affordable for minimum wage earners and young folks just starting out.”

RENTING

Highlights a need for:

- More dedicated, affordable, and appropriate rental options
- Housing for workers in key industries
- Housing for families and individuals

Ways Forward:

- Encourage denser, multi-family options where appropriate
- Rental Zoning or Pre-Zoning
- Consider inclusionary zoning/density bonusing schemes
- Incentives to encourage affordable units
- Continue to monitor and regulate Short-Term Rentals

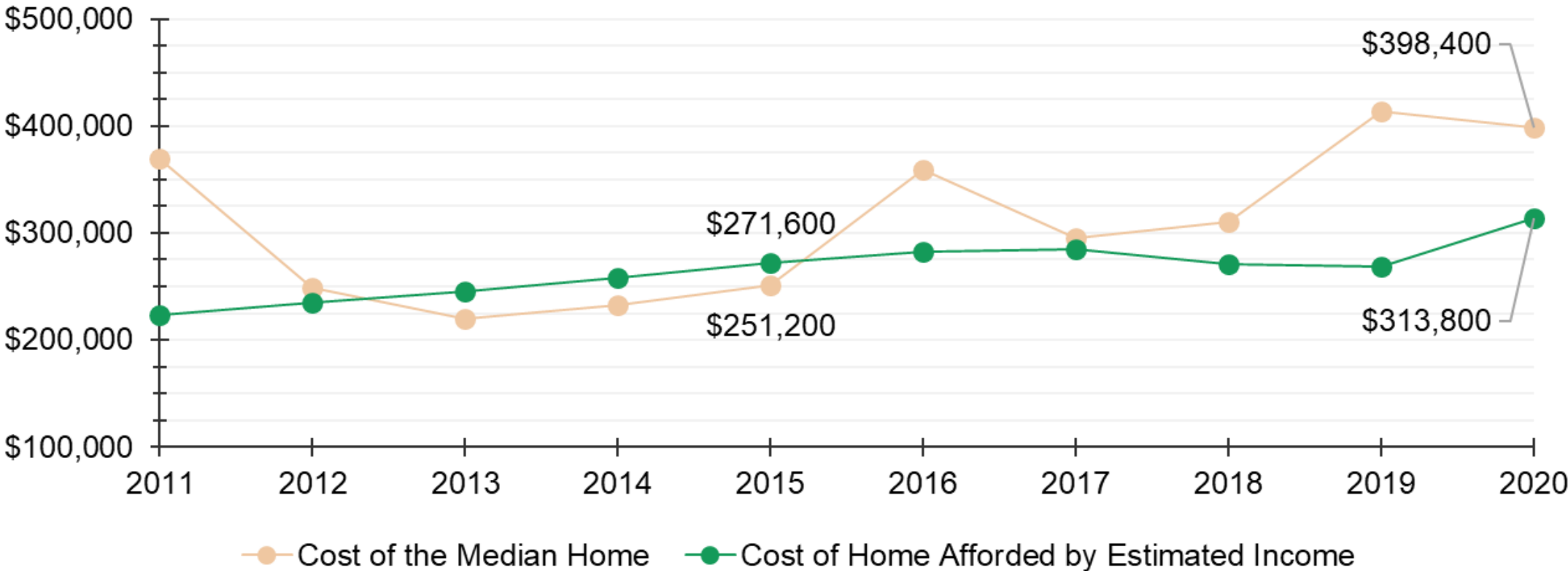
Spotlight: Short-Term Rentals

- # of STRs grew from 153 to 625 unique properties.
- Nearly 70% operated in the Electoral Areas.
- Vast majority of STRs were classified as an “entire home or apartment”.

Many residents concerned that STRs were directly affecting rental availability.

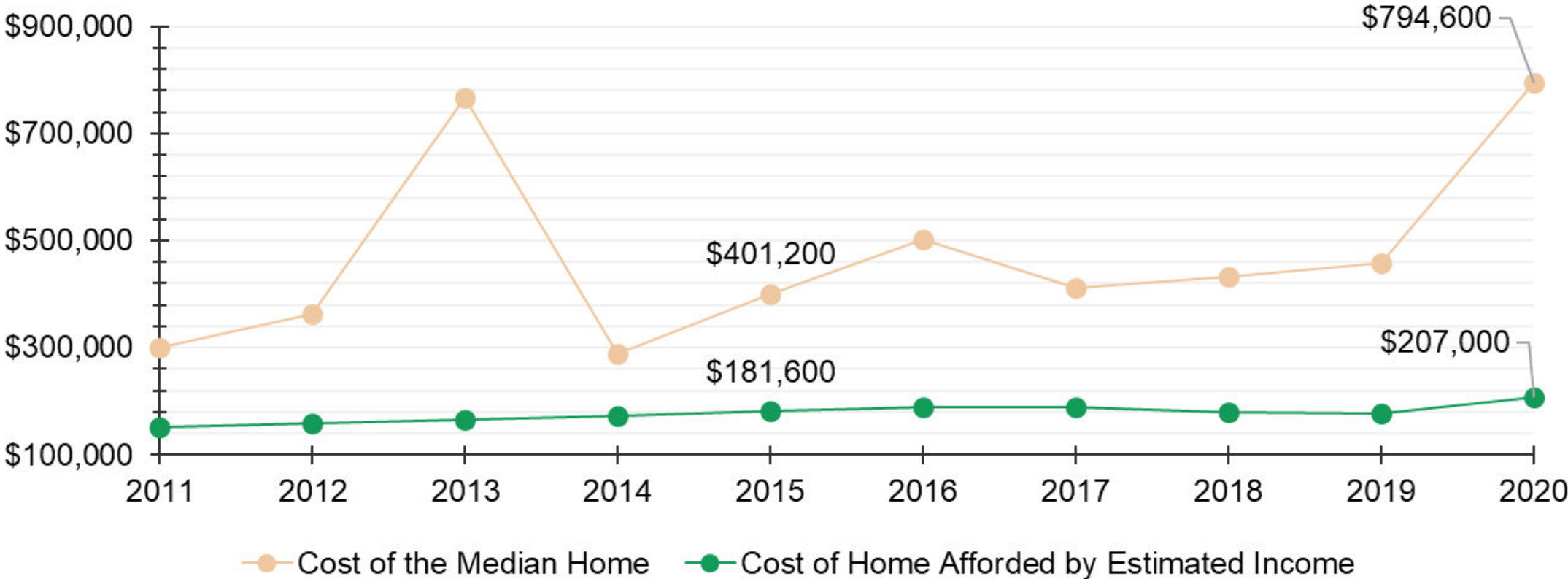
OWNERSHIP AND INCOME

Electoral Area A



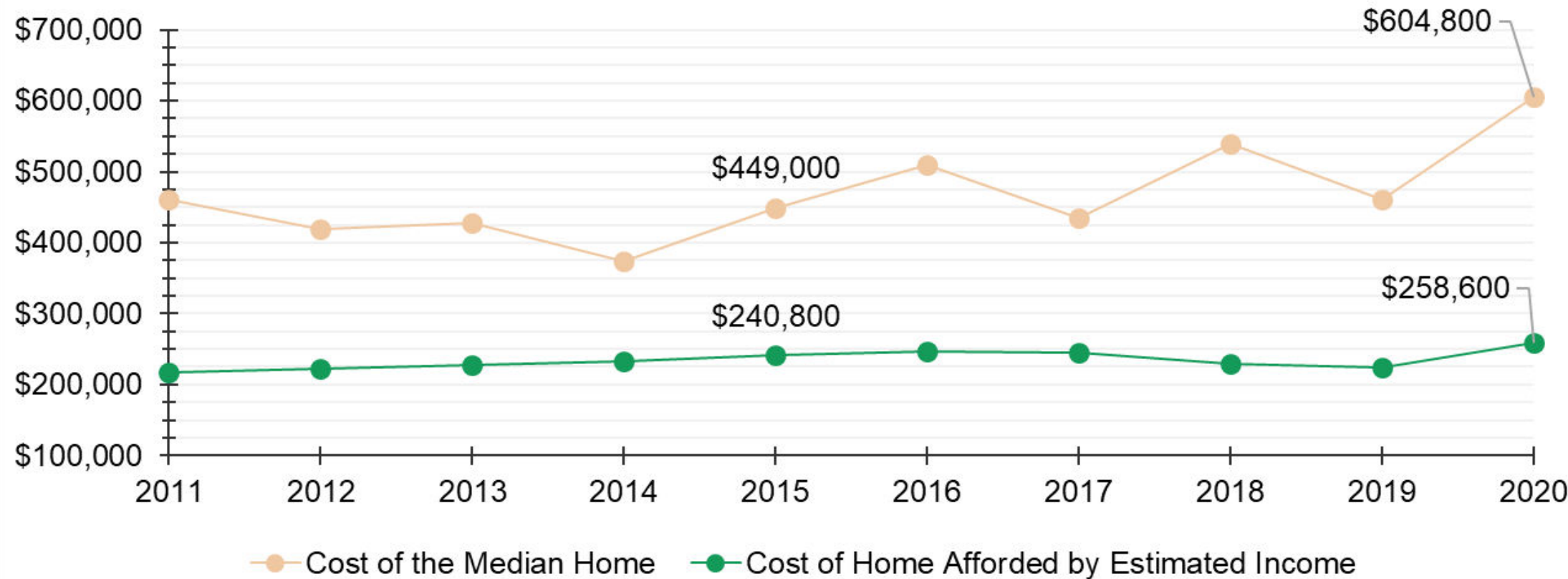
OWNERSHIP AND INCOME

Electoral Area B



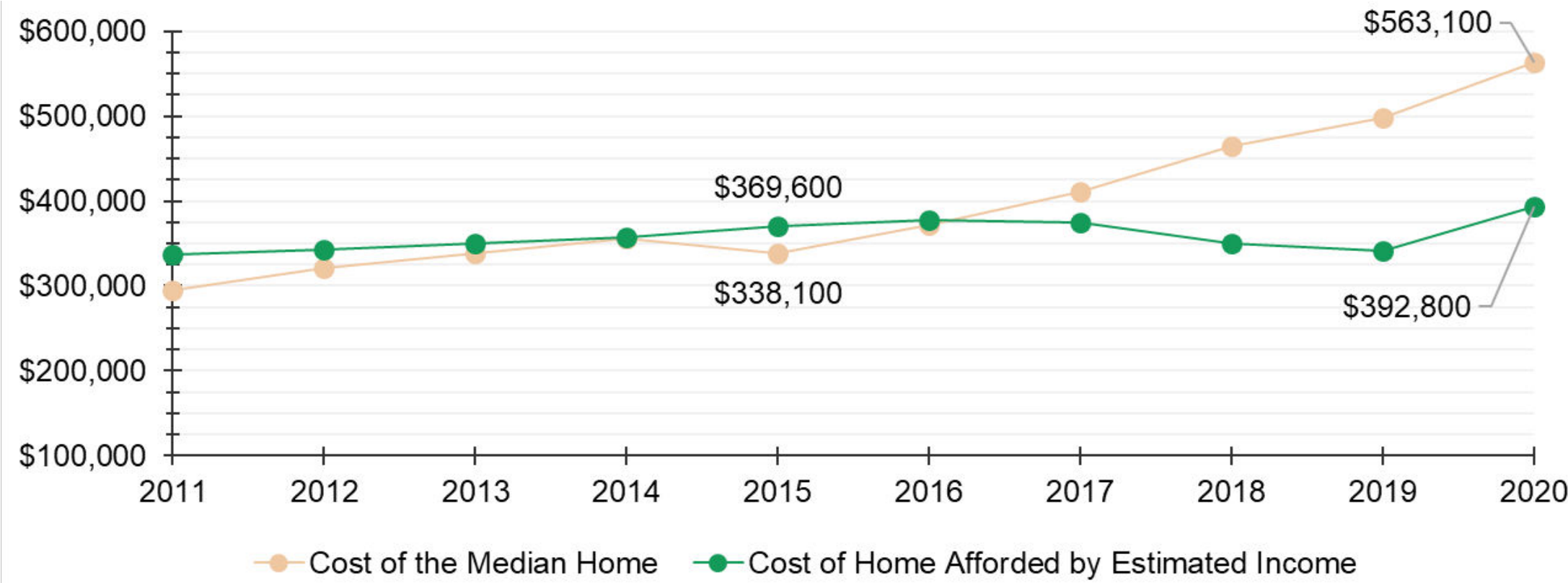
OWNERSHIP AND INCOME

Electoral Area C



OWNERSHIP AND INCOME

Electoral Area D



RENTERS AND OWNERS

Rates of insecurity MUCH higher for single-income households, lone parents, seniors or elders, and young people

Owners

- Worried about maintenance, cost of utilities, ability to age in place
- Many worry they will have to leave their community as they get older

Renters

- Cost – very difficult to save in the current rental market
- More people, renting more expensive units, for longer
- Impacting ability to stay rural, grow their family, contribute to local economy

Cost of Construction

- Many homes reaching end of lifespan and single-detached stock not able to support an aging population.
- Construction costs, utility fees, land upgrades, procurement all very challenging in Electoral Areas, especially B and C.
- Even with local support, services is key limiter of new housing options.

“There is no available housing in our community. Unless my children remain at home with me, or build another residence on my property, they will never be able to afford to buy a home.”

NON-MARKET HOUSING

Highlights a need for:

- More dedicated, affordable, and appropriate rental options
- Alternative tenure models (senior clusters, co-ops, etc.)
- Housing that is affordable in perpetuity. SECURED affordable housing.
- Increased funding from senior government
- Non-profit operated housing

Ways Forward:

- Educate community to reduce stigma around these uses
- Land acquisition and disposal strategy
- Prioritize non-profit development applications
- Regional partnership with Municipalities and First Nations Governments
- Explore formal collaborations and potential Regional Housing Service, continue to support regional non-profit service providers

THANK YOU!

We would like to acknowledge and thank key stakeholders and members of the community who participated in the surveys, shared lived experience, or participated in interviews and focus groups, including:

- Campbell River and District Coalition to End Homelessness
- Cortes Community Housing Society
- Laichwiltach Family Life Society
- Quadra Island Seniors Housing Society
- Quadra Island Health Society
- Reichert and Associates
- Sasamans Society
- Urban Indigenous Housing and Wellness Coalition



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QUESTIONS?

THANK YOU!

Sandy Mackay

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All photos courtesy
Strathcona Regional District.



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