

ACRD Interim Housing Needs Report – Electoral Areas

Board of Directors Meeting
11 December 2024



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**



**TURNER DRAKE
& PARTNERS LTD.**



**MAKOLA
DEVELOPMENT
SERVICES**

Agenda

- **Consultant Team Introductions**
- **Project Overview**
- **Interim Report Requirement Projections**
- **Questions and Discussion**





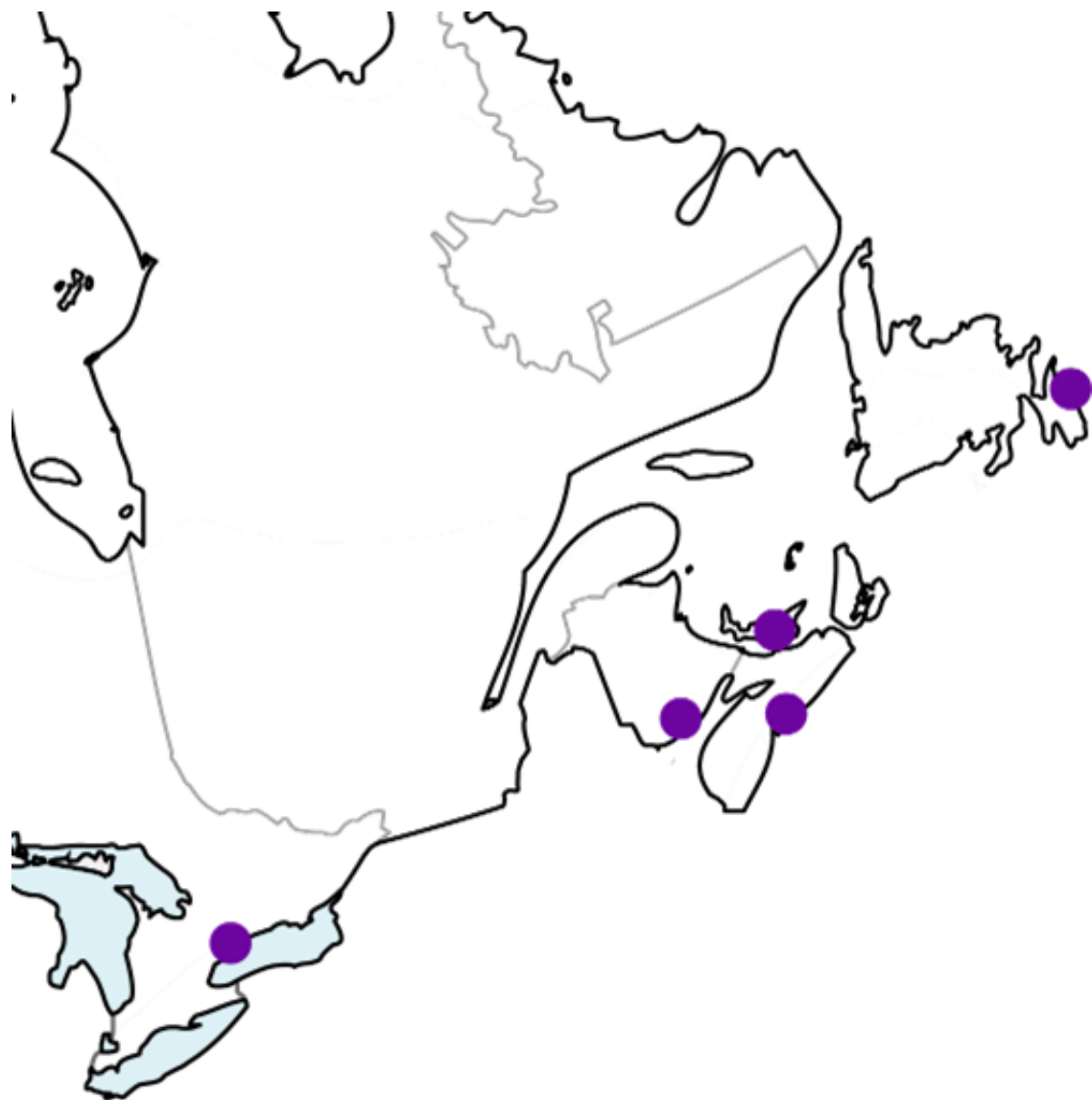
INTRODUCTIONS



M'akola Development Services is a professional consulting firm, including planners, development consultants, project managers, and non-profit housing experts.

- Over 30 years of experience in both the market and non-market housing sector
- Partnerships with all levels of government, non-profit organizations, Indigenous communities, and private industry
- Indigenous Board of Directors
- Focus on researching, developing and operating housing for Indigenous families and elders

We acknowledge with respect the peoples on whose traditional territory M'akola operates, including the **Lək'wəŋən, Xwsepsum, WSÁNEĆ peoples, K'ómoks First Nation, Lheidli T'enneh First Nation, x^wməθk^wəyəm, S_kwxwú7mesh, and səliłwətał First Nations** whose historical relationships with the land continue to this day.



Turner Drake is a real estate consulting firm offering a broad range of related services across Canada, including property valuation experts, planners, and real estate market analysts.

- Breadth of work and specialties rooted in the housing sector
- Significant experience with demographic, planning, and market analysis for local, regional, and provincial governments
- The firm focuses on data-informed deliverables



PROJECT OVERVIEW – INTERIM HNRS

Background

As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an **Interim Housing Needs Report** by **January 1, 2025**.

New Reporting Requirements

- The number of housing units required to meet current and anticipated need for the **next 5 and 20 years**.
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- A description of the actions taken by the local government, since receiving the most recent Housing Needs Report.

Project Goals

1. **Meet New Provincial Requirements**

- Build upon 2021 HNRs completed for each Electoral Area.
- Meet required indicators and develop new projections.
- Incorporate January 2024 Provincial legislation updates.

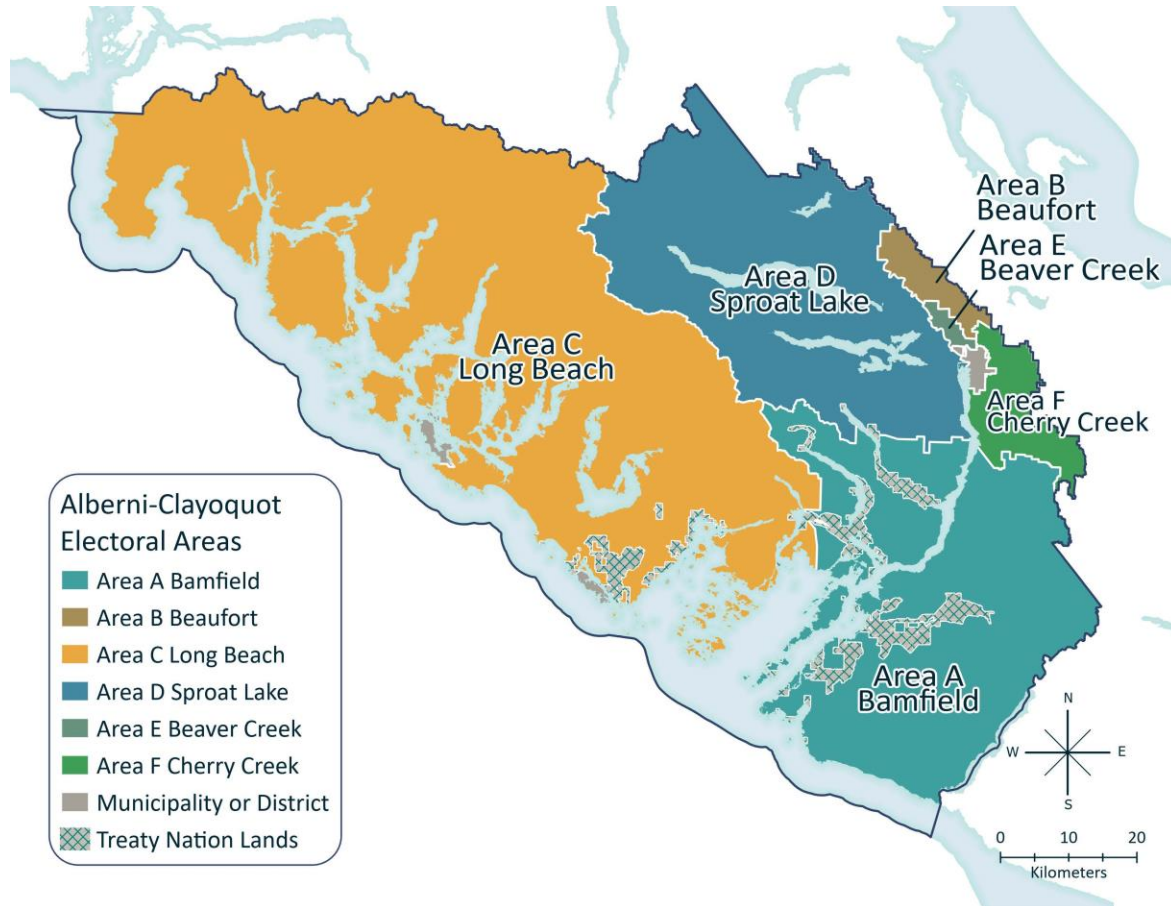
2. **Recommendations: Current Context and Population Growth**

- Assess housing gaps.
- Identify opportunities like partnerships and funding.

3. **Review Bill 44 Requirements**

- Review current OCPs for where changes can be made (aligns with OCP updates that are underway).
- Use the new HNR Method for calculations.
- Review Policy Manual for any other requirements.

Project Overview



Participating Electoral Areas:

- A – Bamfield
- B – Beaufort
- C – Long Beach
- D – Sproat Lake
- E – Beaver Creek
- F – Cherry Creek

Project Approach

Phase 1 (July – Dec 2024): Complete Interim Housing Needs Reports by January 1, 2025

- **5 and 20 year** housing projections
- A statement about the need for housing in close proximity to transportation infrastructure
- A description of the actions taken by the local government since receiving the most recent HNR

Deliverables: Interim Housing Needs Reports Completed (one per Electoral Area)

Phase 2 (Jan – June 2025): Complete Housing Needs Reports Updates

- Complete community engagements (housing survey, meetings with APCs, etc.)
- Build upon 2021 Housing Needs Reports
- Include all required report content
- Provide recommendations on current context and population growth
- Review Bill 44 Requirements

Deliverables: Comprehensive Housing Data Analysis, Engagement Summary Report, Regional Summary, Electoral Area Summary Reports



INTERIM REPORT REQUIREMENT PROJECTIONS

Anticipated Demand

New Interim Reporting Requirement

- The number of housing units required to meet current and anticipated need for the **next 5 and 20 years**.

Standardized methodology supplied by the Province that accounts for

- Current demand.
- Projected demand.
- Demand buffer – not enough to “meet” demand, need additional units to restore balance and improve affordability.

Anticipated Demand (Electoral Areas)

Anticipated housing demand by anticipated period and electoral area (in total units)

Geography	5 year (by 2026)	20 year (by 2041)
Electoral Area A – Bamfield	19	53
Electoral Area B – Beaufort	33	84
Electoral Area C – Long Beach	48	113
Electoral Area D – Sproat Lake	125	297
Electoral Area E – Beaver Creek	171	389
Electoral Area F – Cherry Creek	123	292
Total	519	1,228

A unit is defined as a dwelling intended for permanent occupation (i.e., more than half of a calendar year) by an owner or renter. Dwelling types include single-detached, semi-detached, row, and apartment housing, as well as mobile homes and manufactured homes.

Distribution of Demand

Anticipated housing demand by housing price model, unit size, and anticipated period (all EAs)

	Market		Affordable / below-market		Deeply affordable		Total	
	5-year	20-year	5-year	20-year	5-year	20-year	5-year	20-year
0- / 1-bed	66	158	89	207	44	98	199	464
2-bed	107	254	18	43	9	21	134	317
3-bed	92	212	10	27	5	13	108	253
4+ bed	68	167	7	18	3	9	78	194
Total	334	792	123	295	62	141	519	1,228

Analysis and Considerations

- While much of the demand will come from future growth, a notable portion relates to the number of suppressed households since 2006.
- Market housing demand will likely focus more on 2- and 3- bedroom units. Non-market solutions will likely focus more on studio and 1-bedroom dwellings.
- By 2041, the EAs may need a total of 295 affordable/below-market units and 141 additional deeply affordable units.
- Historical shortage of available housing across the housing continuum has been a major factor in escalating ownership and rental prices in the regions.
- Regular five-year updates to the estimates will be important to determine how effectively recent development has addressed the identified needs across the EAs.

A wide, sandy beach at sunset. The sky is a mix of light blue and pale yellow, with soft, wispy clouds. The ocean is calm with gentle waves washing onto the shore. The sand is wet and reflects the light, showing distinct ripples. In the distance, there are dark silhouettes of mountains and a forested coastline. A few small figures of people can be seen on the beach to the right.

Questions?

Thank you!



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