

# ACRD Interim Housing Needs Reports

Electoral Area Directors Committee Meeting  
16 October 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**

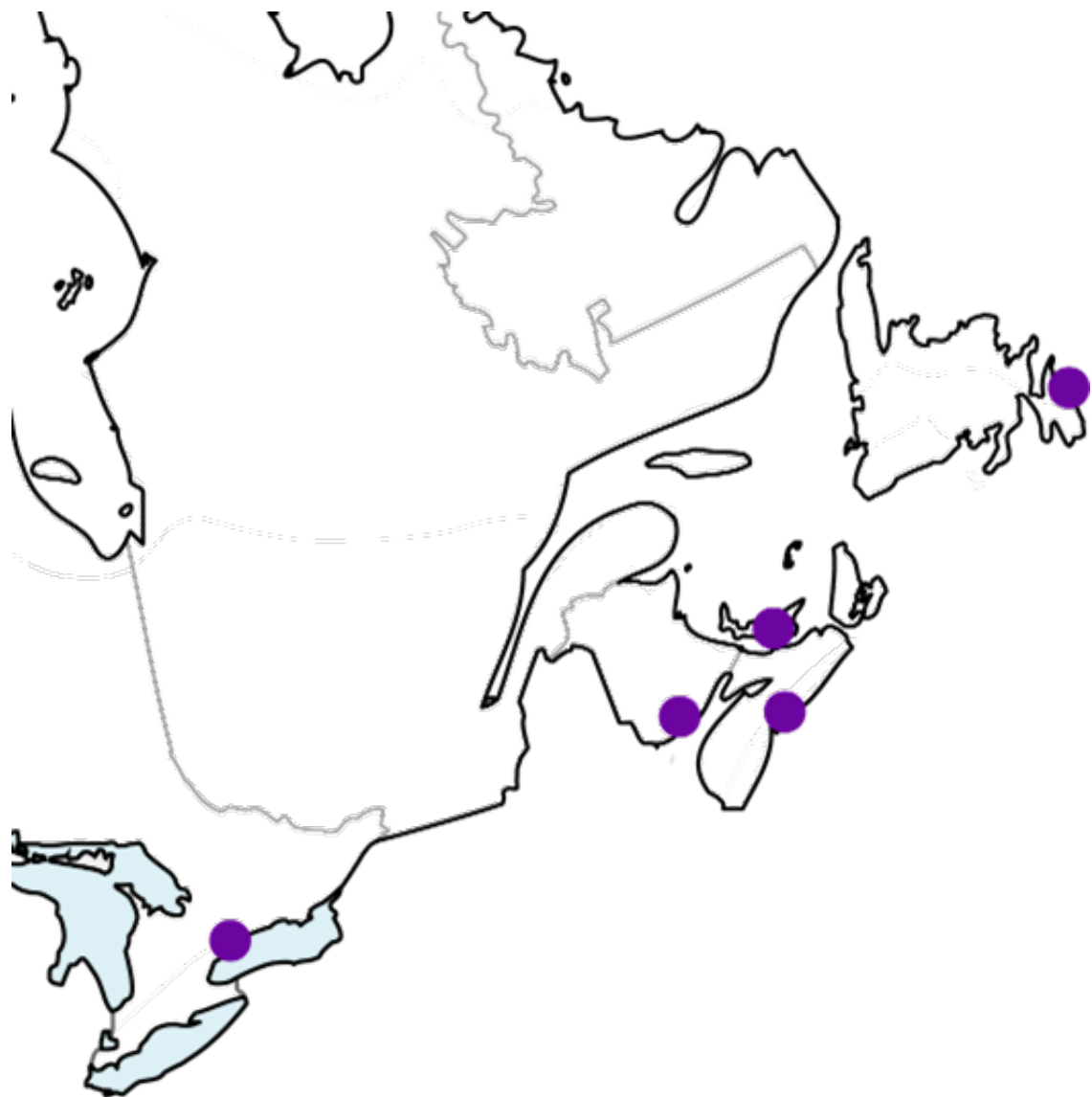
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**M'akola Development Services** is a professional consulting firm, including planners, development consultants, project managers, and non-profit housing experts.

- 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<sup>w</sup>məθk<sup>w</sup>əyəm, Skwxwú7mesh, 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 focusses on data-informed deliverables



# PROJECT OVERVIEW – INTERIM HNRS

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# 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**

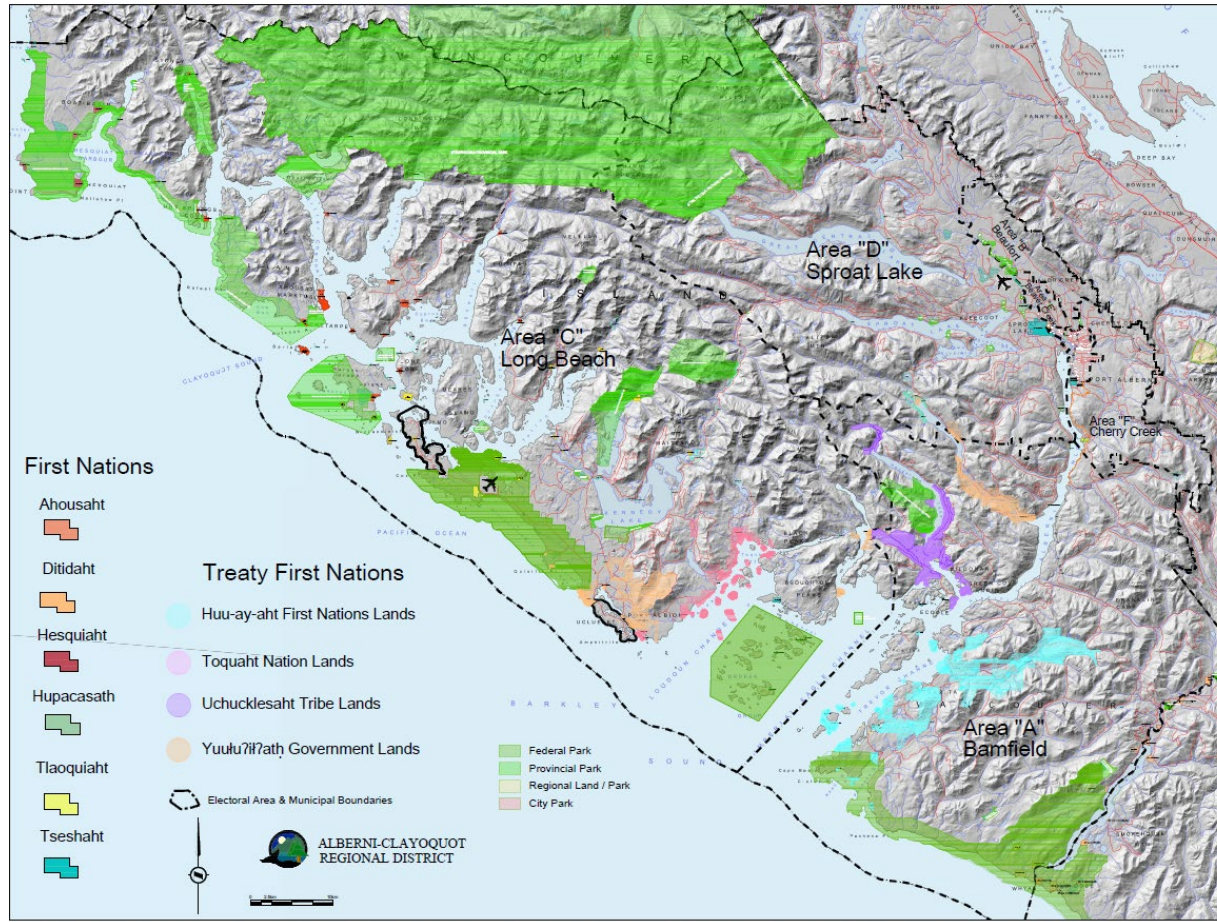
- Assess housing gaps.
- Identify opportunities like partnerships and funding.

## 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

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## 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

# Project Timeline – Phase 1 (July – Dec 2024)

## July – September

- Project Initiation
- Review of Plans, Relevant Documents and Previous Work
- Prepare Draft Report Outline
- Collect and refine data from existing databases

## October

- Complete Housing Need Calculations
- Complete Statements about Housing Need in Proximity to Transportation Infrastructure in Collaboration with District Staff
- Identify Actions Taken Since Last HNR to Reduce Housing Needs
- Engagement with the Alberni-Clayoquot Health Network (ACHN) and EA Directors Committee

## November

- Present Draft Interim Housing Needs Reports to Staff

## December

- Finalize Interim HNRs for each Electoral Area
- Present Interim HNRs to Board of Directors for receipt
- Publish Interim HNRs on the ACRD website

# Project Timeline – Phase 2 (Jan – June 2025)

## January

- Identify community groups and organizations to engage
- Finalize engagement plan

## February/March

- Develop engagement materials
- Schedule engagement activities
- Draft preliminary data findings reports

## April

- Prepare Engagement Summary Report

## May/June

- Finalize Regional Summary Report
- Final EA Summary Reports
- Final Presentation to Board of Directors



# **INTERIM REPORT REQUIREMENT PROJECTIONS**

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# 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 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 light-colored and shows some ripples. In the distance, there is a dark, forested coastline with mountains. A few small figures of people can be seen on the beach to the right.

**Questions?**



# Thank you!



**ALBERNI-CLAYOQUOT  
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