

ACRD Housing Needs Report Update

Project Update and Preliminary Data Findings

ACRD EA Directors Meeting
16 April 2025



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**



**TURNER DRAKE
& PARTNERS LTD.**



**M'AKOLA
DEVELOPMENT
SERVICES**

Agenda

- **Introductions**
- **About the Project**
- **Initial Data Findings**
- **Questions and Discussion**



M'AKOLA DEVELOPMENT SERVICES

M'akola Development Services is a non-profit planning firm dedicated to affordable housing development, housing research, and policy development.

- Over 30 years of experience in both the market and non-market 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

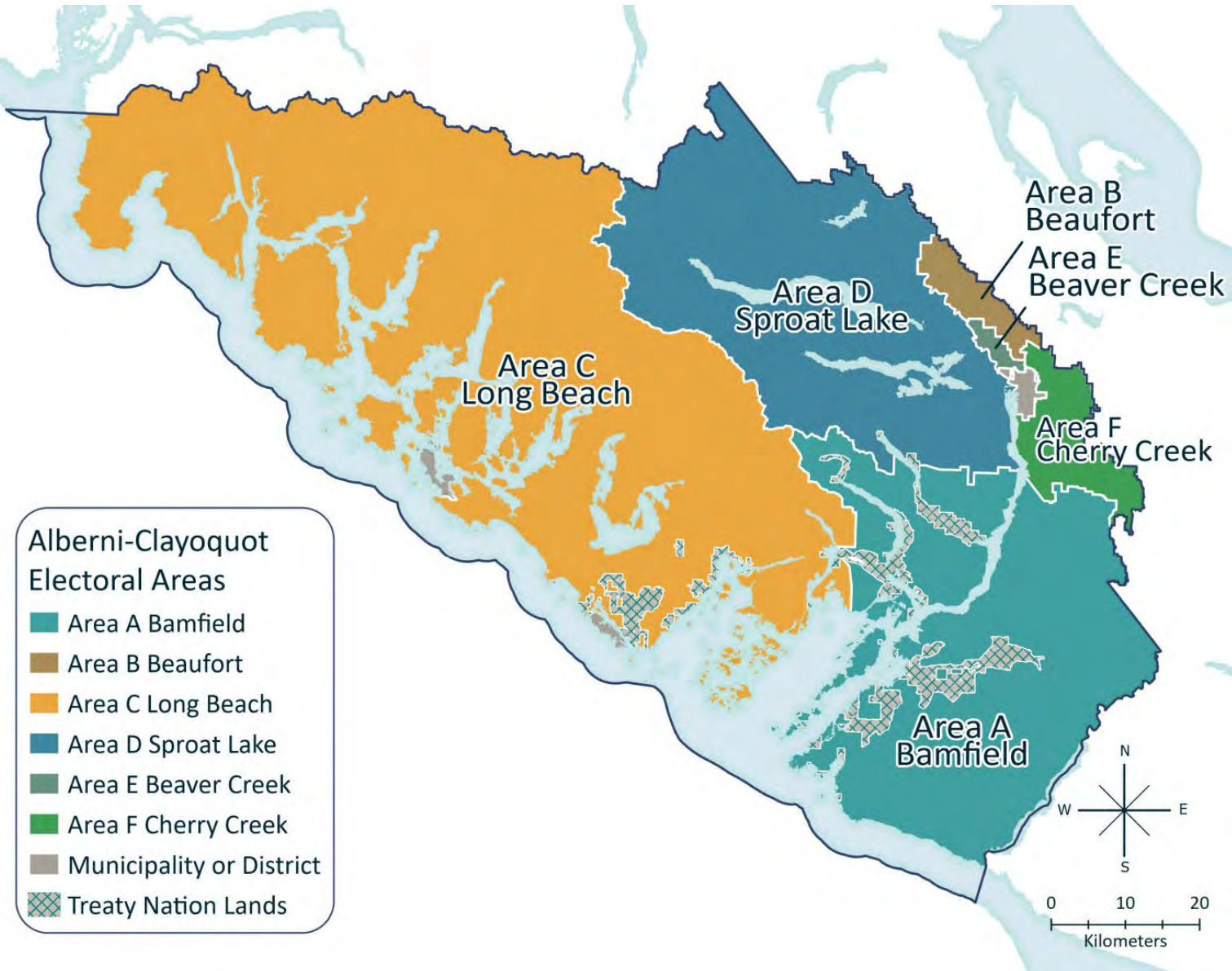


ESQUIMALT NATION
SNUNEYUMUXW
FIRST NATION
NISGA'A LISIMS
GOVERNMENT
HAISLA NATION
MÉTIS NATION
BRITISH COLUMBIA

AFFORDABLE HOUSING: FROM CONCEPT TO COMMUNITY

NON-PROFITS | GOVERNMENTS | FIRST NATIONS

Project Overview



Participating Electoral Areas:

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

Project Goals

1. Meet New Provincial Data Requirements

- Build upon 2021 Housing Needs Reports.
- Exceed “interim” requirements, develop “full report.”
- Comprehensive housing needs data on demography, income, costs, housing gaps, and projected need.

2. Engage with Community to Identify Gaps

- Community Survey ([active](#)) and focus groups with APCs.
- Identify gaps in data, account for rural contexts and seasonal populations.

3. Key Findings and Recommendations

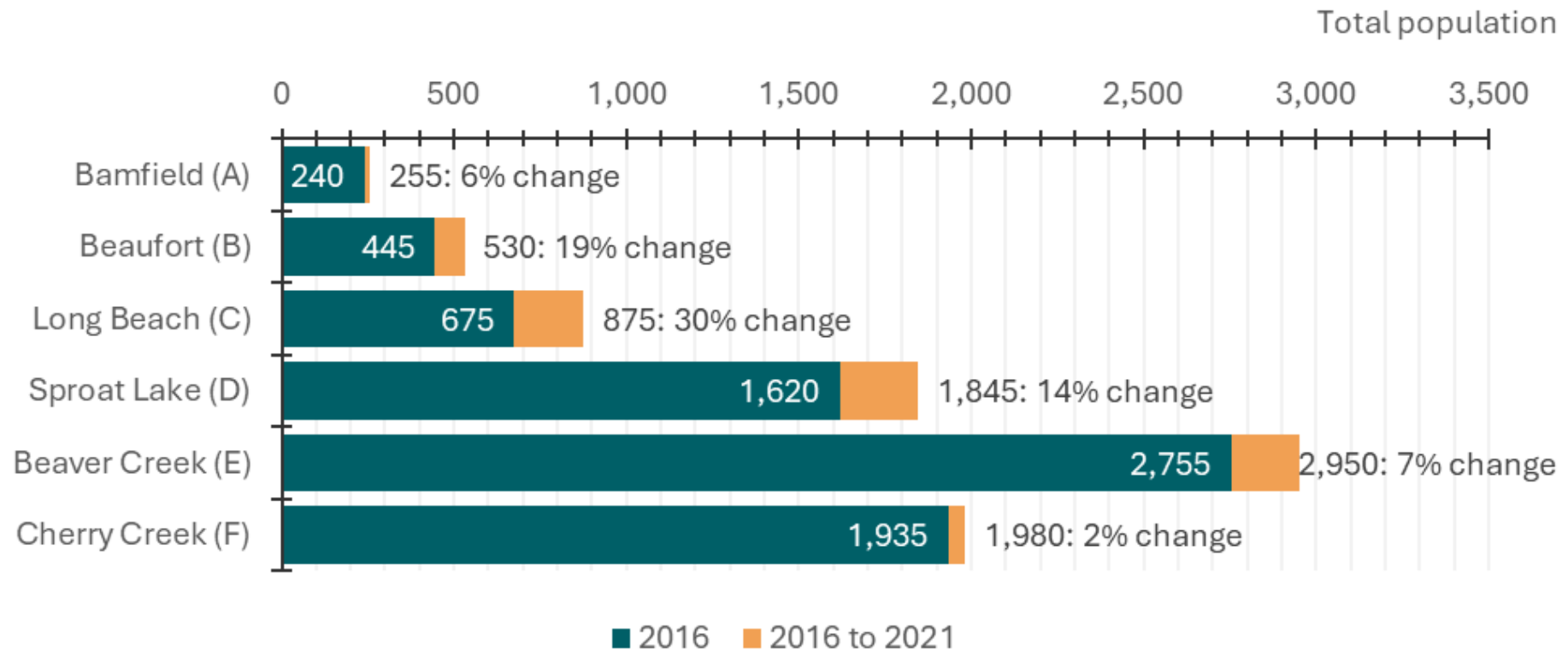
- Identify key current and projected housing issues.
- Recommend policy approaches within the scope of Regional Government.



Preliminary Data Findings

Historical Population Growth

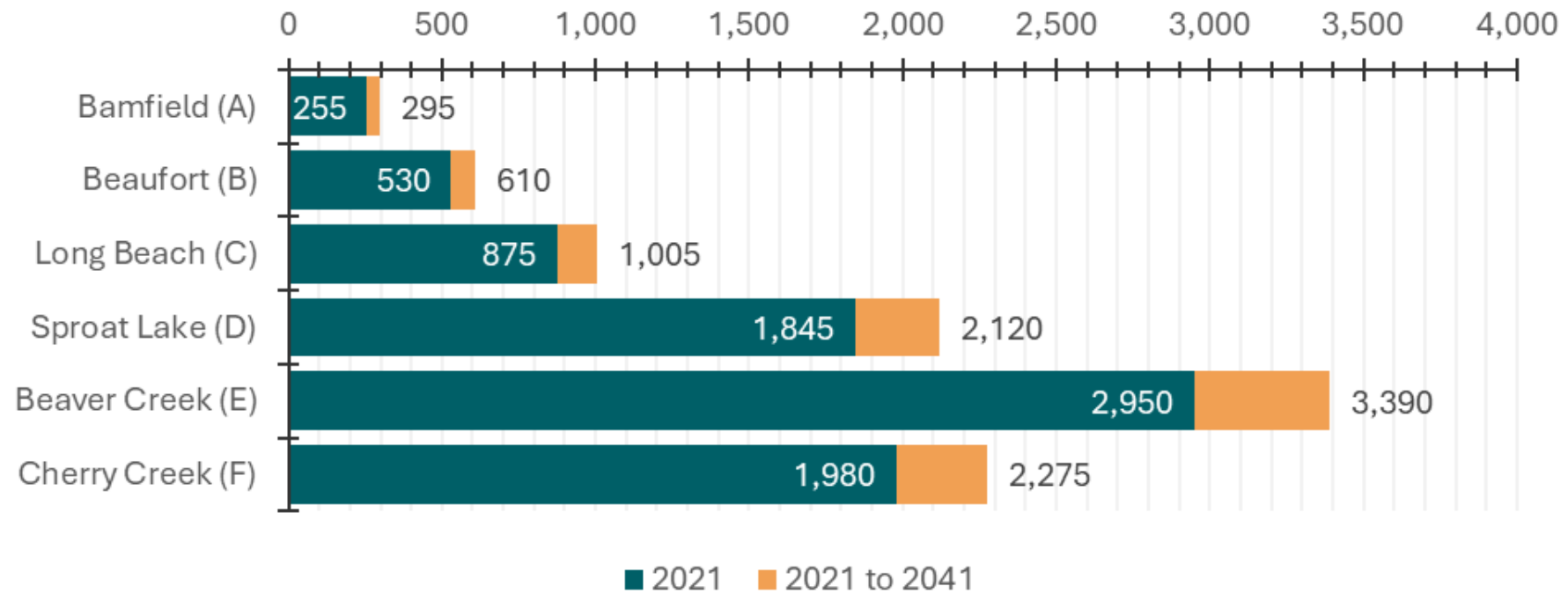
Historical population change by electoral area, 2016 to 2021



Source: Statistics Canada Census Profiles

Anticipated Population Growth

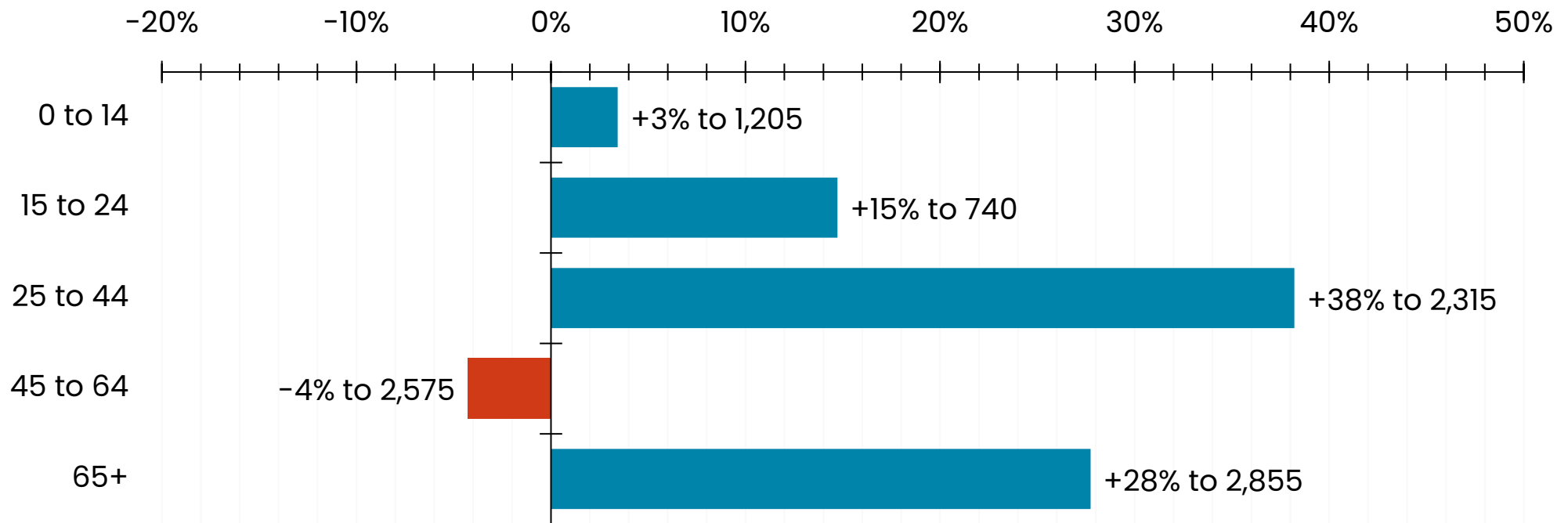
Historical population change by electoral area, 2021 to 2041



Source: derived from BC Statistics and Statistics Canada Census Profiles

Anticipated Population Growth by Age Group

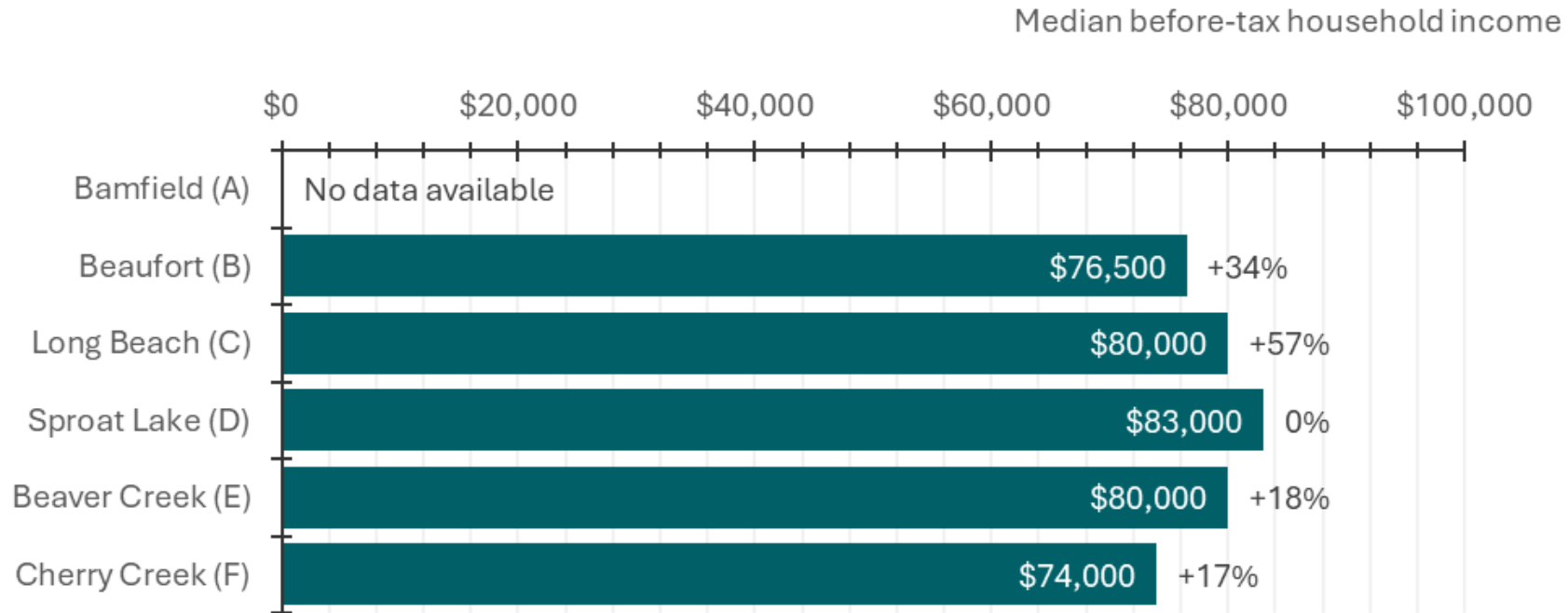
Anticipated population change by age group, all electoral areas combined, 2021 to 2041



Source: derived from BC Statistics and Statistics Canada Census Profiles

Income

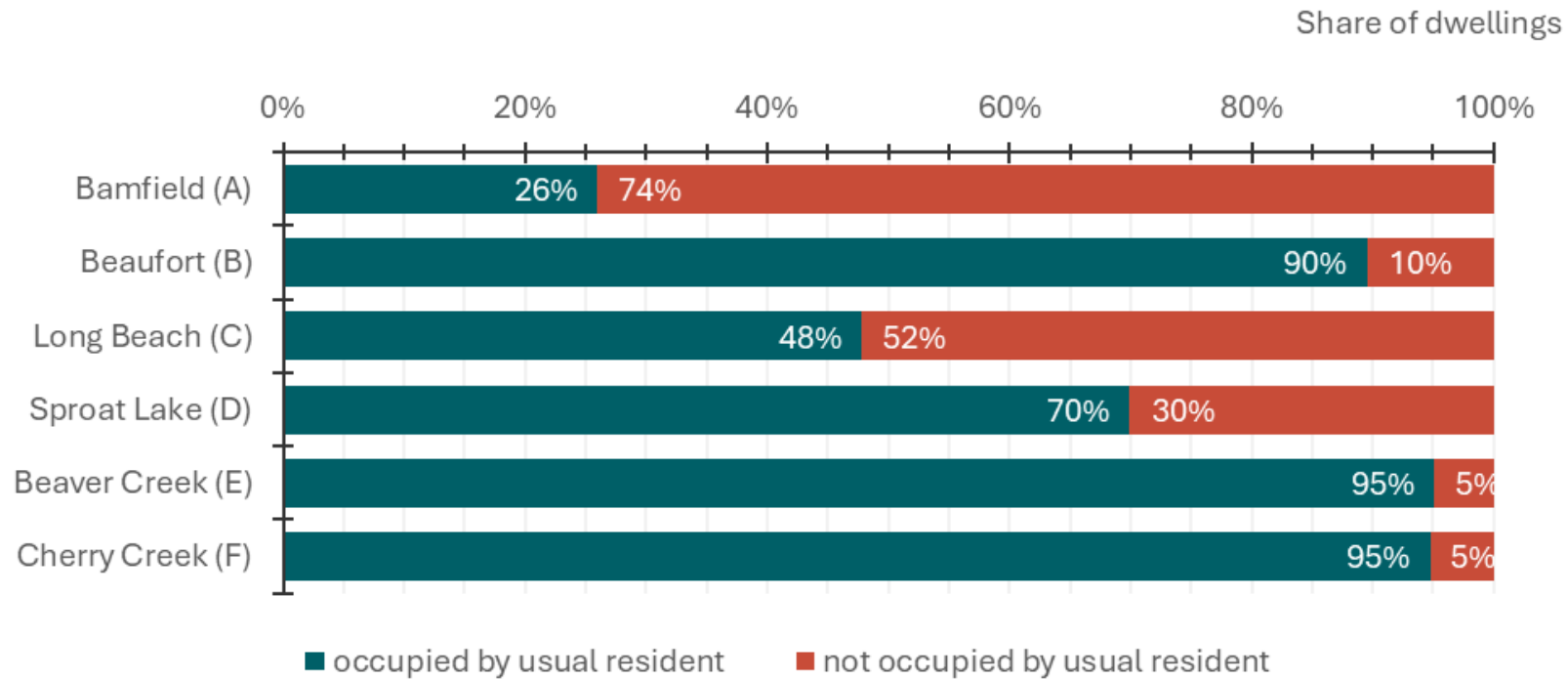
Before-tax household median income, 2021, and change from 2016 to 2021



Source: Statistics Canada Census Profiles (custom dataset purchased by provincial government)

Usual Residents

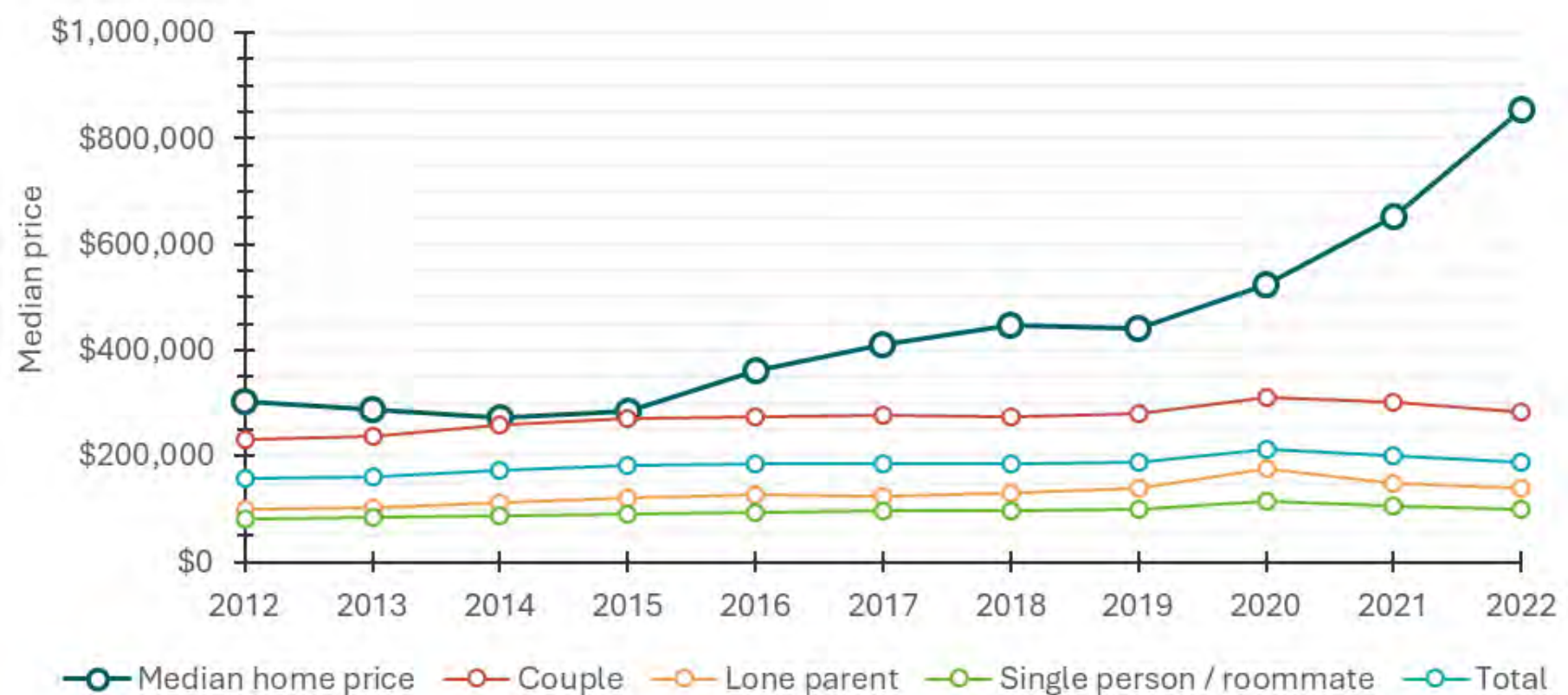
Share of usual versus non-usual occupied dwellings by electoral area, 2021



Source: Statistics Canada 2021 Census

Homeownership Attainability

Historical median dwelling price versus estimated affordable dwelling price by household family type, all EAs

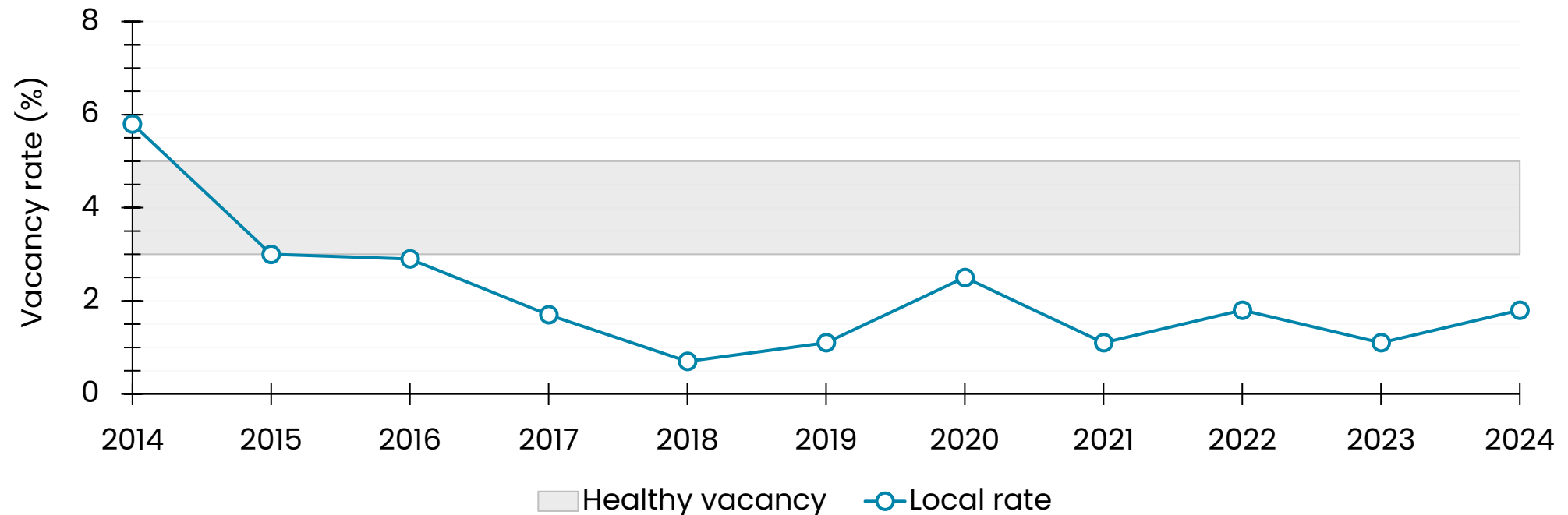


Source: derived from Statistics Canada income data, BC Assessment, and mortgage assumptions

Rental Market

No data is available outside of Port Alberni, but city trends do have an impact on adjacent communities.

Historical vacancy rate for the City of Port Alberni



Source: CMHC

Core Housing Need

Key Indicator Core Housing Need

A household is in Core Housing Need if their housing:

Needs major repairs.

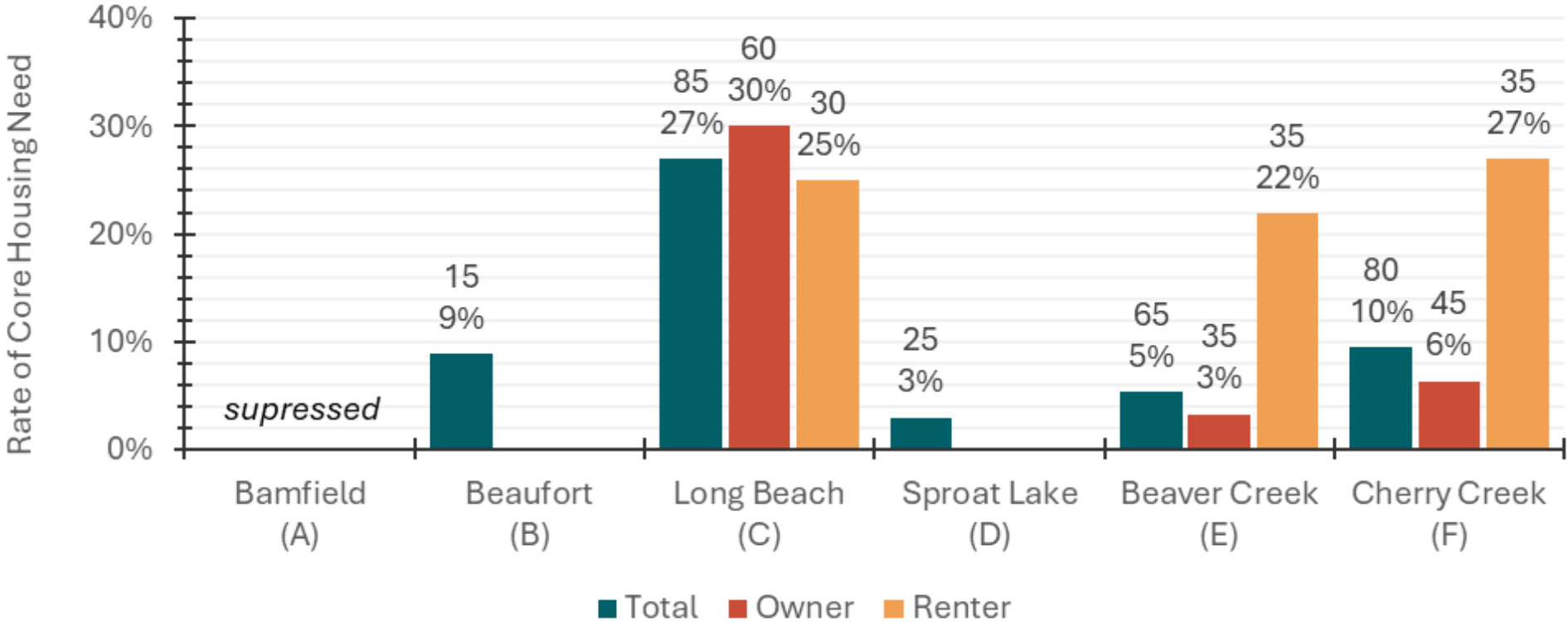
**Costs more than 30%
of total before-tax
household income.**

**Does not have enough
bedrooms for its size
and composition.
Often simplified as
overcrowded.**

and no alternatives exist in the market to meet the criteria.

Core Housing Need

Share of households experiencing a specific housing indicator by tenure, 2021



Source: BC Government purchased Custom Statistics Canada Census Tabulations

Anticipated Demand

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.

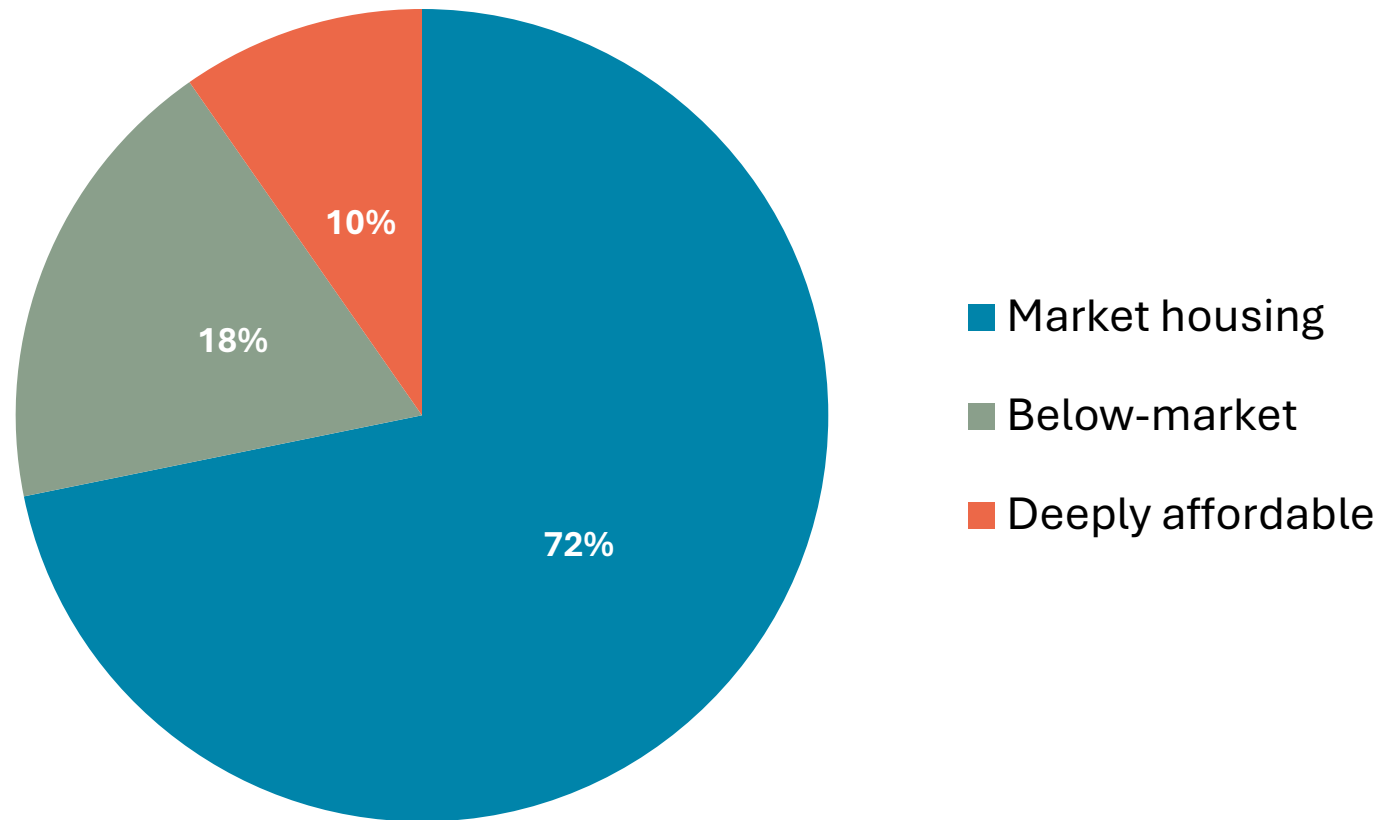
Projected Housing Demand

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

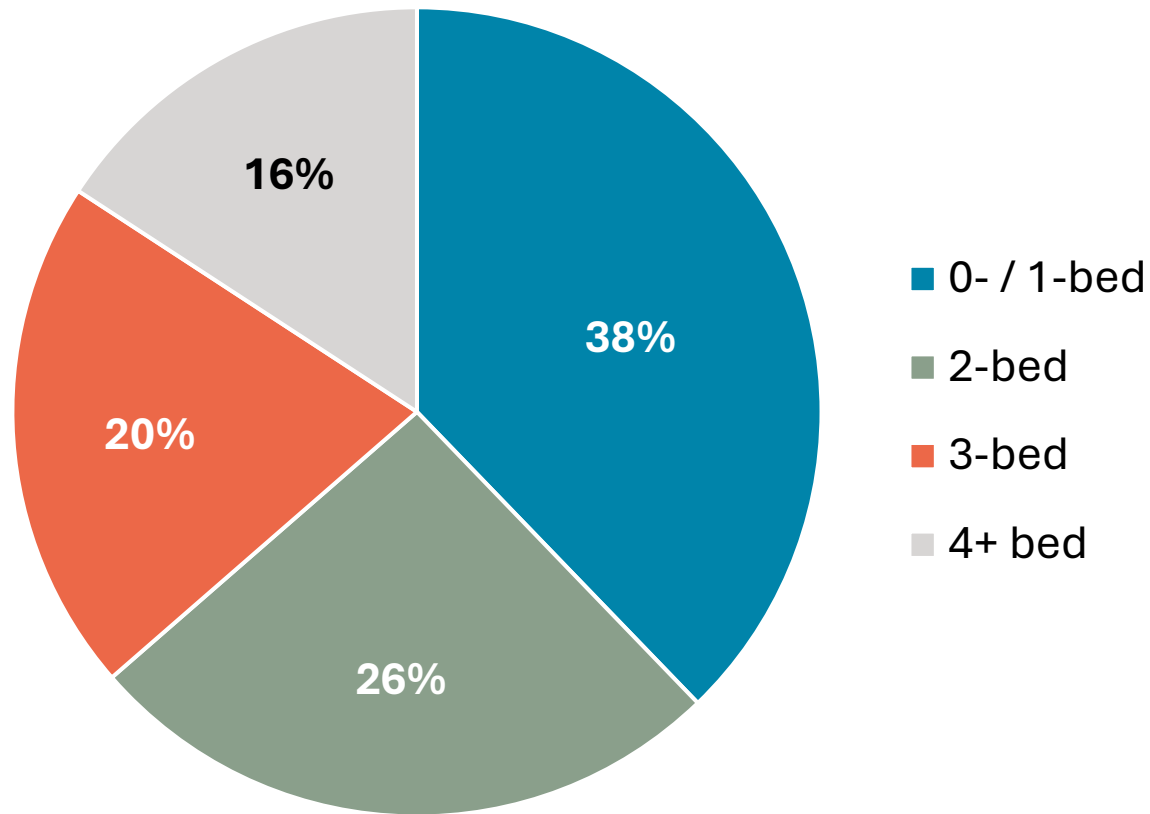
Distribution of Demand

Distribution of demand by housing price model, 2021 to 2041, all electoral areas



Distribution of Demand

Distribution of demand by bedroom type, 2021 to 2041, all electoral areas



Next Steps

1. Additional Focus Groups

- Bamfield and Long Beach Complete
- Four additional focus groups with APCs in coming weeks

2. Survey Close and Analysis

- Survey Closing May 2nd
- Please forward to interested residents!
- Available via [ACRD Let's Connect](#)

3. Final Report Synthesis

- Key Findings and Recommendations
- Full Data for Individual Electoral Areas and Complete EA Regional Report
- Presented to Board in Summer 2025



Questions?

Thank you!

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