



ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

# Long Beach Electoral Area 'C' Housing Needs Report Alberni-Clayoquot Regional District

**WEST COAST HOUSING NEED AND DEMAND STUDY**

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NOVEMBER 2021



In the spirit of truth, healing and reconciliation, we acknowledge that the West Coast Region is located within the traditional unceded territories of the hiškwiiʔath (Hesquiaht First Nation), ʕaaḥuusʔath (Ahousesht), ʕaʔuukwiʔath (Tla-o-qui-aht First Nation), Yuuluʔiʔath (Ucluelet First Nation), and tukʕaaʔath (Toquaht Nation).

The West Coast Region also overlaps with the area governed by the Maa-nulth Final Agreement, negotiated by the Government of Canada, the Government of British Columbia and the Maa-nulth First Nations. The five Maa-nulth First Nations are Yuuluʔiʔath (Ucluelet First Nation), Huu-ay-aht First Nations, tukʕaaʔath (Toquaht Nation), Ka:ʕu:k't'h'/Che:k'tles7et'h' First Nation, and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The Maa-nulth First Nations represent about 2,000 people. Maa-nulth means “villages along the coast” in the Nuu-chah-nulth language.

This land acknowledgement intends to inform readers of the colonial history of Vancouver Island and reminds all of us that the lands and waters are a precious resource that hosts us and sustains our wellbeing.

# 1 Acknowledgments

The development of this Alberni-Clayoquot Regional District (ACRD) Electoral Area 'C' Housing Needs Report was led by a project team from M'akola Development Services and Turner Drake & Partners Ltd., with support from ACRD staff. Additional support for the overall West Coast Housing Need and Demand Study was provided by the District of Tofino, District of Ucluelet, ACRD, Toquaht Nation, Yuułu?it'ath Government - Ucluelet First Nation, and Tla-o-qui-aht First Nation, with staff from the Planning, Communications, and Housing departments.

We would like to acknowledge and thank key stakeholders and members of the community who participated in the Housing Need and Demand Study surveys, shared information and experience through focus groups, and participated in interviews including:

- Alberni Clayoquot Health Network
- Alberni Valley Chamber of Commerce
- Coastal Family Resource Coalition
- Clayoquot Biosphere Trust
- Fish and Loaves Humane Society
- Long Beach Advisory Planning Commission
- Pacific Rim Development Cooperative
- Ucluelet Chamber of Commerce
- Tofino Hospital
- Tofino Housing Corporation
- Tofino Chamber of Commerce
- Vancouver Island Health Authority

The project team would also like to acknowledge the participation and support of Electoral Area 'C' residents, the ACRD Board of Directors, the Long Beach Electoral Area 'C' Advisory Planning Commission, First Nations, and many other community organizations, partners, and local stakeholders.

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Photos courtesy of: Alberni-Clayoquot Regional District / Amy Anaka / L. Stefani

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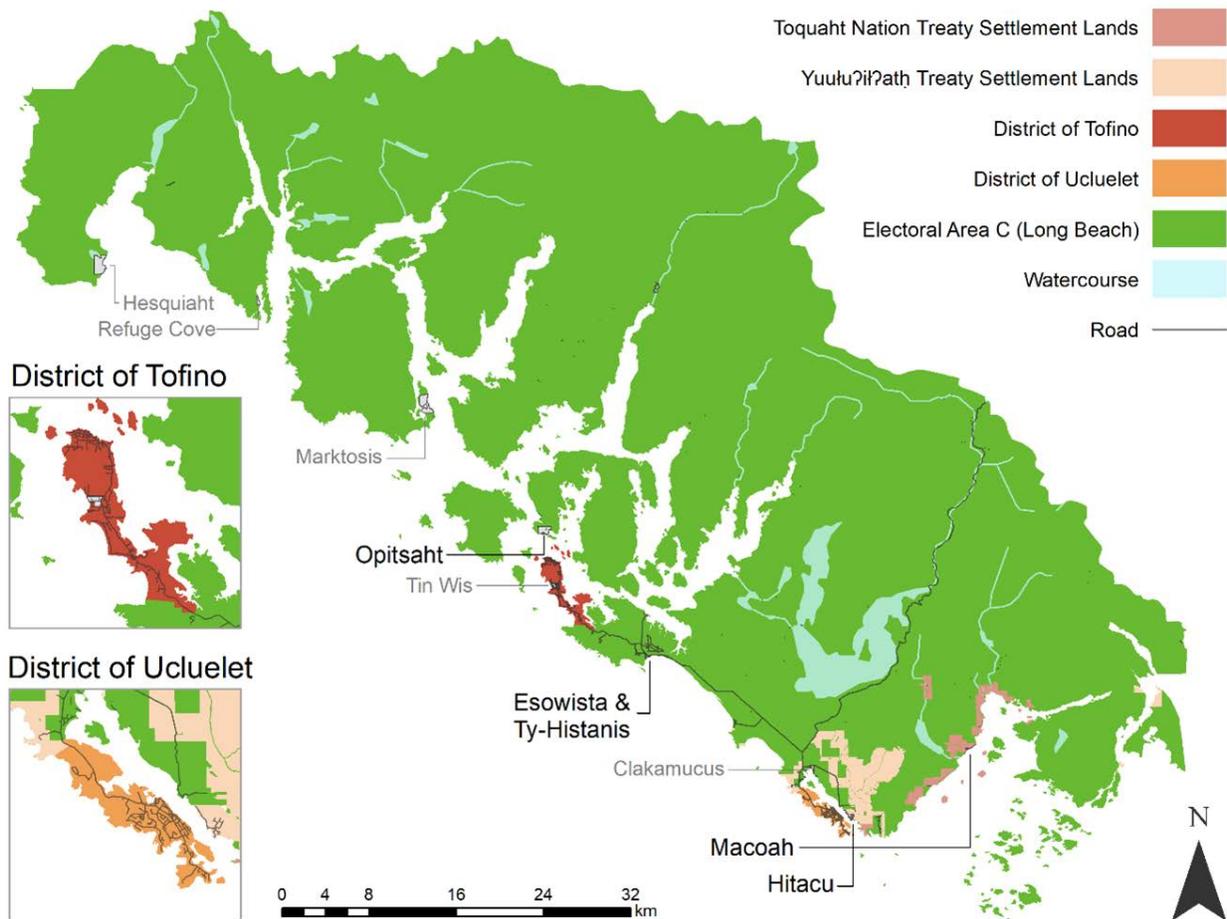
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## 2 Community Findings

### 2.1 STUDY AREA

This report's scope is centred on Electoral Area 'C' (Long Beach). Consequently, all data will refer to said community except for some sections that directly compare trends to the West Coast Region and ACRD as a whole. A map of the West Coast study area, inclusive of its many communities, is provided below.

Figure 2.1a: West Coast Region & Communities Map



Source: BC Geowarehouse, Statistics Canada

## 2.2 DATA SUMMARY

### Population

The total Electoral Area 'C' population was about 715 people in 2016, up 79% from 400 in 2006. The decade-long growth trend was due to expansions among most age cohort categories, inclusive of youth aged 0 to 14 and seniors 65+. The former jumped 238% over the ten years to 135 and the latter climbed 180% to 70 people. Note that Electoral Area 'C's youth and senior total populations in 2006 were small, which impacted the magnitude of change from 2006 to 2016.

Projections anticipate that the total population in 2026 may be 22% higher than in 2016 (715 to 875). Cohort growth should continue (but at lesser magnitudes) for most categories. Only total middle-aged adults (45 to 64) may experience decline.

### Households & Demand

In 2016, Electoral Area 'C' had 47% more households than it did a decade prior (170 to 250). The pace of total household growth is slower than that of population (47% versus 79%). Like for the total population, household growth dispersed across most maintainer age cohorts, except among those aged 35 to 44. The greatest relative change occurred among recently retired (65 to 74) and young professional (25 to 34) maintainer cohorts.

Projections anticipate that total households could grow by an additional 44% between 2016 and 2026, meaning at least 110 more dwellings will be needed to accommodate the change (otherwise, demand may shift to neighbouring communities). Greater magnitude of change for households versus for population often indicates that there will be growth among retired households or smaller households. Electoral Area 'C' may see its increase in demand distributed across both small and large household sizes.

### Economy & Income

Electoral Area 'C' had a 69.9% labour participation rate in 2016. Total renting residents in the labour force jumped 77% over ten years (65 to 115). Total owner residents in the labour force grew 17% (180 to 210). The renter participation rate decreased 15.6 points over the decade, reaching 65.7% versus 72.4% for owners.

The three largest industries based on employment in 2016 for Electoral Area 'C' were accommodation & food services; construction; and public administration.

Overall, Electoral Area 'C's median before-tax household income in 2015 was about \$50,900, down 17% from 2005 (in 2015 dollars). Owner households earned a median of about \$65,390, while renter households earned about \$36,660.

### Housing Inventory & Construction

Over the last decade, Electoral Area 'C' started building about 4 dwelling units annually. There is no distinct pattern of construction; there has been strong variation on an annual basis from 2011 to 2020.

According to the 2016 Census, about 75% of Electoral Area 'C's dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Semi-detached/rowhouse dwellings made up the next greatest

share (15%), followed by apartments dwellings (6%) and movable (manufactured) homes (4%). Note that apartments often refer to homes with accessory dwelling units that are occupied long-term.

The greatest volume of construction occurred between 2011 and 2016, reaching about 75 units (30% of the dwelling stock). This recent peak of activity is likely attributed to construction activity within Ty-Histanis which is located on Tla-o-qui-aht First Nation lands, but is considered part of Electoral Area 'C' as per Statistics Canada's 2016 boundaries.

### **Market Rental Housing Availability & Cost**

Primary market data for Tofino and Ucluelet (there is limited rental market data for Electoral Area 'C') indicates that overall rent prices have grown. This trend of growth by unit size, indicates that rents for 1-bedroom may have increased 20%, 2-bedrooms 39%, and 3+ bedrooms 59% since 2012.

### **Market Ownership Housing Availability & Cost**

Historical Electoral Area 'C' residential real estate activity indicates that sale volumes over the last decade show fluctuating activity in the first half and more consistent totals in the second. The highest year of real estate transactions occurred in 2016 with 10 home sales. On average, 7 homes changed hands annually.

While sales have fluctuated, home prices have generally increased – appreciating 41% since 2011 (in 2020 dollars). This suggests that the demand for local housing is increasing.

### **Housing Need**

In 2016, 60 Electoral Area 'C' households (26%) lived in a home that put them outside of their financial means (24% of renters and 25% of owner households). Owner households were far more likely to live in overcrowded situations (18%, compared to 12% of renter households). Property condition was more of an issue for renter households (18%, compared to 11% of owner households).

With that in mind, as of 2016, about 47% of all renter households in Electoral Area 'C' and 28% of owner households were in Core Housing Need (or 33% overall). Housing hardship was most prevalent among lone parent households as they tend to have lower incomes overall and have increased expenses related to children, which compounds the problem of housing costs. Single/ roommate households also experienced elevated rates of financial difficulty revolving around shelter.

### **Changes in Affordability**

Estimates suggest that over the first half of the last decade, the median West Coast Region household income could not generally afford the median home offered on the market; however, the gap between the two prices did not vary greatly, suggesting that real estate market conditions remained relatively stable.

By 2016, the affordable cost and actual (median) cost of a home looked to have hit a near equilibrium in Electoral Area 'C'. This would not last, as the difference between the two began to expand. By 2020, the disparity was an estimated \$162,400 difference. In 2020, the median income earning first-time home buyer could afford about 60% of the median home price.

## 2.3 ENGAGEMENT SUMMARY

Quotes and themes in this section are from residents of the Alberni-Clayoquot Regional District Electoral Area 'C' (Long Beach) who participated in the engagement process. Though many provided commentary specific to the rural areas, most respondents identified regional themes that were applicable in the neighbouring Districts of Tofino and Ucluelet as well. For a full breakdown of these engagements, see the Engagement Summary Appendix of this report.

### Housing Costs Increasing

Though still less expensive than other communities in the region, key informants, survey respondents, and focus group participants, including the Long Beach Advisory Planning Commission, emphasized that there is a significant and growing affordability gap, particularly for younger people trying to enter the ownership market. Many key informants indicated that housing affordable to young families was limited or non-existent and others were concerned that even stably employed, full-time workers were increasingly unable to find affordable housing.

*“The housing crisis affects me and my husband along with many other people who are struggling to keep an affordable roof over their heads while they work hard full-time jobs that can’t pay the bills.”*

*“I am very concerned about the ability to enter the over-inflated real estate market in Ucluelet. Owning a home is out of reach for a single income working professional who just needs a space of her own.”*

Though younger residents were the most concerned about affordability challenges, older residents were worried about their ability to downsize and remain in their community. Though many will be able to sell a valuable property, they might not be able to buy into an increasingly expensive market, especially as most smaller units are in Tofino and Ucluelet. Most indicated they would be best served by a smaller, more manageable unit in the rural area.

*“My husband and I are getting to the age when we will need to downsize, but having lived in a rural area all our lives, we will not feel comfortable in a condo. we wish there was an area with small, affordable lots that we could have a simple, small home or trailer with a bit of yard space for a garden. If that is not available here, we will have to move to another area”*

### Limited Rental Options for Permanent and Seasonal Residents

Throughout the engagement process, the cost, availability, and condition of rental units was the most common housing challenge. Residents of Electoral Area 'C' indicated that a reduced availability of long-term rentals is impacting the social, economic, and cultural fabric of their communities and many had friends or family or were themselves struggling to find a stable and affordable rental situation. This need was especially prevalent for people who needed more than one bedroom to support their family and households with only one income. When units were available, they were often in poor condition, and some residents of Electoral Area 'C' were living in temporary or unsafe accommodations like trucks and campers that are only permitted in campgrounds and on a temporary basis in seasonal recreational zones.

“Lack of affordable rental family housing on the coast. The middle class is being squeezed out setting the stage for another “Tofino” scenario by way of fracturing the heart of the communities due to sky high cost of living/rents.”

“It is not a comfortable place to call home -- old, very dark with little natural light, noisy, not my own place”

“It’s a camper that sits in the box of a truck, how am I supposed to raise a kid in that?”

Engagement participants consistently identified dramatic seasonal population swings as being a challenge for the West Coast Region and Electoral Area 'C'. Limited rental availability for permanent and seasonal residents employed in the tourism and hospitality sector leads to issues like backroad camping, and limited staff housing makes it difficult to maintain business operations. In addition to stable renter options for permanent residents in lower-paying industries, seasonal workforce housing was identified as a critical asset to develop and maintain in order to meet demand and keep economic activity viable.

“We often hear that there is a need for staff housing, and low-income housing”

“Affordable housing and especially employee affordable housing shortage”

“State of housing, rent affordability, people crammed into small apartments because rent is so high”

Residents of Electoral Area 'C' indicated that short-term rentals and seasonal ownership make addressing affordable rentals and employee accommodation difficult. Many empathized with tenants who were being displaced in favour of short-term rentals and some expressed frustration with properties owned by seasonal residents that sit empty for more than half of the year. Many said they knew of people who were able to find accommodation in the off-season, but who had to camp or live in their vehicle during the summer.

“I’m being displaced to accommodate vacation rentals”

### **Regional Collaboration to Address Non-Market and Affordable Market Housing**

Though new housing will always be difficult to develop, across the West Coast Region many partners are interested in collaborative affordable housing solutions. Engagement participants from Area 'C' (Long Beach) emphasized that partnership with other Municipalities, Indigenous Governments and organizations could help address housing challenges not only in rural areas, but across the region. Critically, participants understood that housing challenges were regional, and were broadly in support of using resources from the Electoral Area to help address housing challenges in Municipalities. There was significant interest from all stakeholders in learning about regional initiatives and participating where appropriate.

### **Community Survey Response Profile**

The project team developed and distributed two community housing surveys that were designed to fill quantitative data gaps and capture housing experiences from as many residents as possible throughout the study area. The West Coast Community Housing Survey was made available to residents of the District of Tofino, the District of Ucluelet, and Electoral Area 'C'. The West Coast Indigenous Community Survey was made available to Citizens and Members of Yuułuʔiłʔatḥ, Toquaht Nation, and Tla-o-qui-aht First Nation. The two surveys asked many of the same questions, but additional questions were added to the Indigenous survey as all participating Governments provide housing directly to their Citizens or Members and needed additional information to inform those activities.

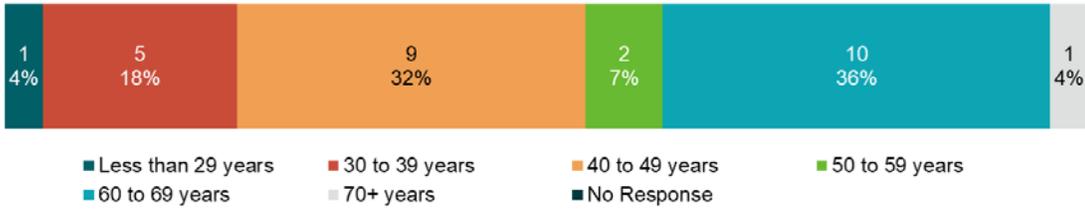
In total, the surveys collectively received 579 responses from individual community members throughout the West Coast Region. Although this accounts for less than 10% of the total study area population, it represents an extraordinary response over such a short time. This can be taken as an indicator of the importance and awareness of local housing issues. Most respondents were from either Ucluelet or Tofino, but 28 indicated they lived in Electoral Area 'C'. The following graphs break down responses from residents of Electoral Area 'C' by key topics collected as part of the survey.

- Slightly under half of respondents (47%) were over the age of 50. Only 4% were under 30.
- The median income of respondent households was slightly under \$70,000 per year.
- The majority of respondents (61%) were couples without children. Twenty-one percent (21%) were single people.
- Most respondents (61%) lived in a single-detached home. Fourteen percent (14%) lived in an accessory dwelling.
- The median reported housing cost is approximately \$1,250 per month.
- The majority of respondents (79%) indicated their housing met their needs. Twenty-one percent (21%) indicated it did not.

# ACRD Area 'C' Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

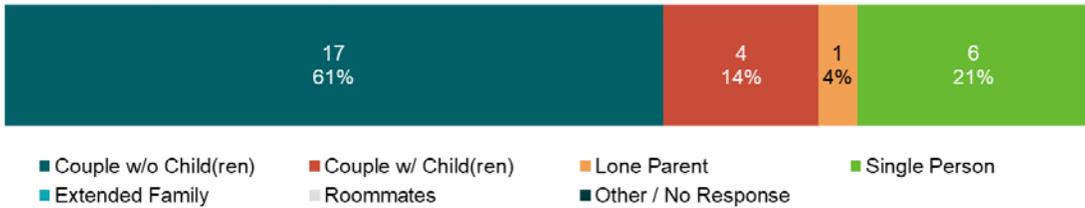
### Response by Age



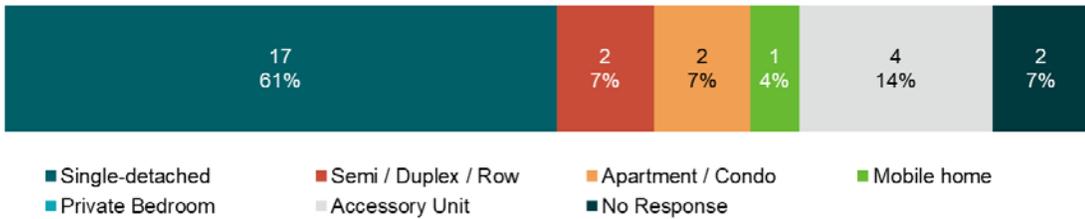
### Response by Income



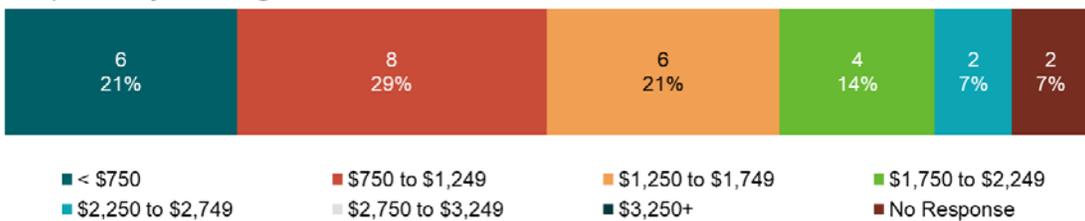
### Response by Household Type



### Response by Dwelling Type



### Response by Housing Cost



### Response by Housing Meets Need



## 2.4 KEY RECOMMENDATIONS

The following key recommendations emerged through the Housing Needs Report process. They respond directly to the findings identified in the Report and attempt to recognize the ability and limitations of regional government scope and policy approaches. The ACRD is already supporting some of these recommendations and should continue to monitor progress moving forward. Key recommendations from this study are:

- 1) Deepen Housing Partnerships and Educate Residents
- 2) Promote and Protect Housing Affordability in the Market
- 3) Work with Partners to Expand Non-Market and Supportive Housing Options
- 4) Address Growth in Population Aged 65 Years and Over
- 5) Manage Growth

### Deepen Housing Partnerships and Educate Residents

Advocacy and education within the ACRD and to other levels of government is an ongoing, and often unsung aspect of addressing affordable housing. Regional policy tools are limited, and the Provincial and Federal governments are primarily responsible for the provision of affordable housing. However, local and regional governments are routinely the best positioned to address housing need and the most aware of specific needs and service gaps. The Regional District and its Municipal and Indigenous government partners play a key role in building awareness of need and acceptance of new housing among residents, and can continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives.

Priority Action	Appropriate Local Government Tools or Policy Levers
Continue to expand regional housing involvement	<ul style="list-style-type: none"> <li>• Explore establishing a regional housing working group with representation from the ACRD, municipalities and Indigenous governments.</li> <li>• Continue to encourage regional partnerships for housing studies.</li> <li>• Work with municipalities Indigenous governments and regional and local service providers to identify opportunities for resource sharing, site identification, and other land use planning activities.</li> </ul>
Advocate for increased support from senior levels of government	<ul style="list-style-type: none"> <li>• With municipal and Indigenous partners, continue to leverage grant funding opportunities where possible, and advocate for increased housing funding and tools for non-profit developers and local and regional governments through Union of BC Municipalities and Federation of Canadian Municipalities.</li> <li>• Explore opportunities to collaborate with senior government to make pockets of developable land available for disposal for affordable housing</li> <li>• Maintain awareness of Canada Mortgage and Housing Corporation research funding that could potentially encourage local innovation.</li> </ul>
Support non-profits who are bearing much of the cost of housing service delivery	<ul style="list-style-type: none"> <li>• Continue to advocate on behalf of these organizations</li> <li>• Identify and consider participating in regional housing tables or networks that include service providers and non-profit housing agencies.</li> <li>• Consult with non-profit housing agencies when developing new housing policy.</li> </ul>

Priority Action	Appropriate Local Government Tools or Policy Levers
Educate residents on the value of affordable housing	<ul style="list-style-type: none"> <li>• Work with community partners to address stigma around non-profit and supported housing.</li> <li>• Support the development of education materials for the public to help build knowledge in the region about the opportunities available to address housing need.</li> <li>• Share findings of the Electoral Area 'C' Housing Needs Report with regional partners and the public on the ACRD webpage and social media platforms.</li> </ul>
<p><b>Example:</b> Comox Valley Coalition to End Homelessness, Affordable Housing Benefits Everyone Project - <a href="https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/">https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/</a></p>	

**Promote and Protect Housing Affordability in the Market**

Compared to some of its member municipalities, quantitative data indicates that Electoral Area 'C' of the ACRD is generally more affordable for households with moderate incomes. However, costs of owning and renting are consistently increasing and many residents are struggling to find adequate housing, especially in the rental market. When appropriately sized units are available, many exceed a price that is considered affordable or are reported to be substandard condition, putting a prospective tenant into Core Housing Need. Demand for market affordability in Electoral Area 'C' is also influenced by more critical rental and other affordable unit shortages in the larger communities of Ucluelet and Tofino.

Additional rental options will not, on their own, solve housing affordability concerns across the Regional District and rural areas are not necessarily the best place to encourage denser, rental-tenure developments. However, more available units in the market can alleviate immediate issues for many priority populations including seniors hoping to downsize, single-income households, and families unable to find appropriately sized units. Additional stock could slow down increases in the cost of renting, but market rentals are not capable of providing the services, deep affordability, or rent-geared-to-income approaches that many across the ACRD need now or may need in the future. Policy tools in this section are broadly applicable at a regional level and are meant to be undertaken in partnership with municipalities and Indigenous governments.

Priority Action	Appropriate Local Government Tools or Policy Levers
Update South Long Beach Official Community Plan to incorporate key housing findings and recommendations from the Electoral Area 'C' Housing Needs Report	<ul style="list-style-type: none"> <li>• The South Long Beach Official Community Plan was last updated in 2007, and currently includes limited goals, objectives, and policies around housing.</li> <li>• Use Housing Needs Report priority actions to support and inform future updates to the South Long Beach Official Community Plan, and other plans and policies related to housing.             <ul style="list-style-type: none"> <li>- Local governments (including Regional Districts) are required to consider their most recent housing needs report, and the housing information on which it is based, when developing or amending an official community plan.</li> </ul> </li> <li>• Undertake Official Community Plan updates in collaboration with the Electoral Area 'C' community, Long Beach Advisory Planning Commission, as well as other partners and stakeholders.</li> </ul>

Priority Action	Appropriate Local Government Tools or Policy Levers
<p>Improve availability of affordable rentals</p>	<ul style="list-style-type: none"> <li>• Collaborate with municipal, senior, and Indigenous governments to identify lands that could be used to support these goals.</li> <li>• Consider partnering with non-profit or private entities that can facilitate rental housing or more affordable ownership options on identified lands.</li> <li>• Consider collaborating with real estate specialists to advertise available land to external partners or private developers.</li> <li>• Continue to support education around Canada Mortgage and Housing Corporation programs, including rental construction financing initiative.</li> <li>• Consider housing agreements as a condition of multi-family residential rezoning applications to promote the development of affordable housing units as community amenity contributions.</li> </ul>
<p>Continue to monitor prevalence of short-term rentals (STRs)</p>	<ul style="list-style-type: none"> <li>• Continue to monitor spread of STRs in rural areas, especially as accessory dwelling unit regulations in Electoral Area 'C' are updated once the proposed Zoning Bylaw and South Long Beach Official Community Plan amendments are adopted (anticipated adoption date in 2022).</li> <li>• If STR Temporary Use Permit applications increase dramatically or begin to impact affordability, consider evaluation of existing land use bylaws for opportunities to strengthen regulations.</li> <li>• Strengthen enforcement of illegal STRs that have not received Temporary Use Permits from the Regional District in order to increase the rental stock available for long term or seasonal rental accommodation.</li> </ul>
<p>Encourage development of purpose-built rental and smaller and denser units in all residential areas</p>	<ul style="list-style-type: none"> <li>• Consider including language that supports purpose-built rentals and appropriate density in Official Community Plan.</li> <li>• Where appropriate and subject to servicing, continue to review and consider further relaxing restrictions on accessory dwelling units, especially moderately-sized accessory dwellings that add rental options.             <ul style="list-style-type: none"> <li>- Review minimum lot size restrictions across ACRD and consider permitting ADUs on lots smaller than 0.4 ha.</li> <li>- Educate and encourage development of accessory dwelling units, where permitted.</li> </ul> </li> <li>• Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.</li> </ul>

**Work with Partners to Expand Non-Market and Supportive Housing Options**

Though difficult to build and support in many rural areas, non-market and supportive housing options will be critical to providing stable and appropriate options to many residents of the ACRD. Many key informants indicated a need for more supported housing options for those who need, or will need, housing with integrated health services and especially below-market rental or rent-gearred-to-income options for families and seniors who are unable to find housing that meets their needs.

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local and regional governments

are key facilitators of development. Non-market stock is key to providing safe, affordable, appropriate housing to the residents of the ACRD. Most non-market units will continue to be sited in municipalities, but the Regional District can support applications, coordinate on land acquisition, and even provide support through capacity and expertise.

Priority Action	Appropriate Local Government Tools or Policy Levers
Expand non-market housing options (including units available at the shelter rate and rent geared to income units)	<ul style="list-style-type: none"> <li>• Continue to support applications to BC Housing and CMHC funding programs. Leverage grant funding with partnering organizations where possible.</li> <li>• Consider taking on a more active role in non-profit development by supporting pre-development phases.</li> <li>• Consider including supportive language in Official Community Plan and explore allowing non-profit and supported uses in all residential zones.</li> </ul>
Enhance support for non-profit developers through incentives and reduced regulations	<ul style="list-style-type: none"> <li>• Consider introducing incentives that can support non-profit developers. Incentives can include such things as parking requirement relaxation, setback relaxation, expedited application and permit processing, and development cost charge exemptions (when applicable).</li> <li>• Explore offering tiered incentives for building permits where non-profit developers are afforded greater incentives, which often directly impacts rent rates.</li> <li>• Provide staff support to help non-profits make appropriate development applications and navigate development procedures.</li> </ul>
Facilitate non-market development on underutilized and vacant land	<ul style="list-style-type: none"> <li>• Consider collaborating with municipal, senior, or Indigenous governments to identify land that could be used to support these goals.</li> </ul>
Consider directly funding and supporting non-market and affordable housing options	<ul style="list-style-type: none"> <li>• Consider implementing a Community Amenity Contribution (CAC) policy to enable the ACRD to capture additional community value from new developments.  <b>Example:</b> Squamish-Lillooet Regional District Community Amenity Contributions Policy – Policy No. 12-2018 (BP – Community Amenity Contributions Policy)</li> <li>• In partnership with municipal and Indigenous government members of the ACRD, explore developing a Regional Housing Service to increase local funds for affordable housing and housing supports.  <b>Example:</b> Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw – CVRD Bylaw No. 4201, 2018.  <b>Example:</b> Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw – Comox Valley Bylaw No. 389, 2015</li> </ul>
Work with Municipalities and Indigenous Governments to expand support for unhoused residents	<ul style="list-style-type: none"> <li>• Continue to support the efforts of local and regional partners to count and provide shelter for unhoused residents.</li> <li>• Support emergency housing projects where appropriate.</li> </ul>

**Address Growth in Population Aged 65 Years and Over**

Consistent with national trends, the population of Area 'C' of the ACRD is aging. Between 2006 and 2016 the number of seniors rose by 180% with projections anticipating further growth in older cohorts. These findings indicate a need for housing across the Region that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. Many seniors that participated in the study indicated that if smaller, ground-oriented units became available in their community, they would be able to downsize and free up more single-detached stock for younger families.

Priority Action	Appropriate Local Government Tools or Policy Levers
Enhance support services aimed at seniors and Elders	<ul style="list-style-type: none"> <li>• Consider partnerships to improve services and other amenities in more rural portions of the Electoral Area to improve accessibility and livability for those residents who plan to live independently in their home as they age.</li> <li>• Consider ongoing communication with Island Health to discuss existing and desired services for rural ACRD residents.</li> <li>• Advocate for housing that includes supportive or semi-supportive elements (e.g. meal service, integrated health services, cleaning services).</li> <li>• Support senior clusters or co-housing/co-op initiatives where appropriate.</li> <li>• Advocate for BC Transit service in coastal communities to improve accessibility.</li> <li>• Support the development of accessible pathways and trails to improve community connectivity with residential and rural residential housing areas.</li> </ul>
Support non-profit societies that directly address seniors' housing needs	<ul style="list-style-type: none"> <li>• Provide information on non-profit development and ongoing or upcoming projects.</li> <li>• Direct seniors' organizations to available resources and organizations like the BC Non-Profit Housing Association.</li> </ul>
Encourage development of smaller, multi-family, accessible units	<ul style="list-style-type: none"> <li>• Consider evaluating existing Official Community Plan to include language that supports purpose-built rentals and appropriate density.</li> <li>• Where appropriate and subject to servicing, consider further relaxing restrictions on accessory dwelling units, especially moderately-sized accessory dwellings that add rental units.</li> <li>• Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.</li> </ul>

**Manage Regional Growth**

Population is expected to grow across the West Coast region. Area 'C' of the ACRD could grow to almost 900 residents by 2026, with further growth expected as demand for housing in Tofino and Ucluelet increases. Anecdotal evidence collected from key informants indicates that migration from the higher-value southern markets is occurring at an increased pace, driving up prices and demand for services across the region. As working from home becomes normalized, the ACRD may also experience growth in "amenity migrants" who are attracted to the area because of access to outdoor amenities, and other quality of life factors. Managing new growth while enhancing affordability is key to meeting the needs of community residents.

Priority Action	Appropriate Local Government Tools or Policy Levers
Align land-use, transportation, and service planning goals to promote affordability and growth in designated areas that are suitable for development and/or located close to services	<ul style="list-style-type: none"> <li>• Especially important when considering development of land for affordable housing projects. Land is an important asset but be wary of properties that do not align with long-term transportation and service planning goals as this will increase long-term costs.</li> <li>• Align land use decisions with Official Community Plans.</li> </ul>
When possible, keep settlement compact, protect the integrity of rural and resource areas, protect the environment, and increase servicing efficiency	<ul style="list-style-type: none"> <li>• Continue to explore and encourage denser and more diverse housing types where appropriate.</li> <li>• Encourage siting of new housing along transit or active transportation routes or as close as possible to existing services, such as the Millstream Water System.</li> </ul>



## 2.5 EXISTING POLICY ENVIRONMENT

### South Long Beach Official Community Plan

In February 2007, the ACRD adopted and updated its South Long Beach (Area C) Official Community Plan (OCP). Generally, the OCP is concerned with the use of land, management of resources and influences that are important to the responsible planning of the community. The Plan indicates the community's concerns and wishes with regards to all lands within the South Long Beach plan area. In particular, the OCP provides for the integration of land use, transportation, infrastructure, the environment, heritage, relationship with First Nations, community facilities and services, and social and economic planning into a broad strategy to direct the growth and development of the community.

Importantly, the OCP lays out objectives and policies related to residential areas/ housing overall. Many designations exist; however, the general housing related objectives are:

- 1) To provide for low-impact, rural residential development;
- 2) To provide for a mix of uses in development areas, while retaining South Long Beach's single-family focus; and
- 3) To facilitate the development of affordable housing.

There are several policies related to each of the OCP's residential designations. For the purpose of brevity, the three (3) following paraphrased policies show up most frequently across the designations:

- 1) Permitted uses predominantly include single-family homes, mobile homes and group homes, home based businesses, and home industry.
- 2) Accessory dwelling units (ADUs) of no more than 70m<sup>2</sup> may be permitted based on lot area, water capacity, and on-site sewer servicing. Note that upcoming Zoning Bylaw and OCP amendments should provide greater flexibility surrounding the provision of ADUs, discussed in greater detail in the Housing section.
- 3) Where communal water and sewage treatment is provided, the ACRD may support clustering of housing or density averaging where preservation of green space or reduction in servicing costs would be achieved.

The OCP also specifically addresses short-term rentals (STRs) as a possible use within Electoral Area 'C', provided in the table below. STRs are regulated through temporary use permits (TUPs) and are discussed in further detail later in the report.

Section	STR Policy
4.9.2(b) – Millstream / Willowbrae / Thornton Road Policies	The ACRD will work with area residents to improve the management of short-term vacation rental uses to address nuisance impacts on adjacent residences such as noise, exterior lighting and parking, and may require business licensing as a means to manage impacts
4.4.2(h) – Rural Residential Comprehensive Development Area	Vacation rental residential units in new development are limited to 15% of the total number of units in the development proposal.
4.6.3(h) – Country Residential Comprehensive Development Area	
5.10.2(d) – Home Based Business and Home Industry	
5.10.2(c) – Home based Business and Home Industry	Vacation rental uses are permitted in existing developed areas provided adequate off-street parking, water supply and sewage treatment is available. The ACRD may require licences for vacation rentals when the landowner does not reside on the property.



### 3 Demography

#### 3.1 POPULATION

##### Historical Population

Canada’s residents are aging. Many are entering their retirement years in large quantities, often unmatched by growth in young people due to declining birth rates (often resulting in shrinking youth cohorts). This is especially widespread within rural communities and small municipalities.

The West Coast Region, including Electoral Area 'C', deviates slightly from the isolated growth among senior cohorts. Instead of a shrinking youth and young adult segment, the West Coast demonstrates general growth (albeit at a slower pace than for older person totals).

Figure ## highlights the total population for Electoral Area 'C' in 2016 by age cohort, the proportion of each age cohort compared to the total population, and the percent change in population from 2006 to 2016. The figure provides the same information for the West Coast overall for comparison.

Readers may notice that the figure’s numbers differ from than those posted on the Statistics Canada website; adjustments have been made to Statistics Canada data to reflect Census net under-coverage. Greater detail about adjustments can found in the Glossary.

**Figure 3.1a: Total Population & Age Cohorts '16 and Percent Change '06-'16**

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	1,020	685	2,170	1,435	555	35	5,900
	Proportion	17%	12%	37%	24%	9%	1%	100%
	%Δ '06-'16	11%	-9%	31%	12%	88%	40%	20%
Electoral Area C	Population	135	80	225	205	70	0	715
	Proportion	19%	11%	31%	29%	10%	0%	100%
	%Δ '06-'16	238%	100%	67%	28%	180%	n.a.	79%

Source: derived from BC Statistics and Statistics Canada

From 2006 to 2016, Electoral Area 'C's population jumped 79% (from 400 to 715), with substantial percent growth across most cohorts. Notably, total children aged 0 to 14 increased from 40 to 135 (238%), the most dramatic expansion of youth of the communities within the West Coast Region.

Total persons aged 25 to 44 had the greatest absolute growth with an increase of 255 people (38%), while seniors 65 to 84 years of age had the highest percent change at 90% (95 people).

Please note that a considerable part of the change in population (and households) is related to development within Ty-Histanis, which falls within Statistics Canada's Electoral Area 'C' boundary, but should be part of Esowista which is immediately adjacent.

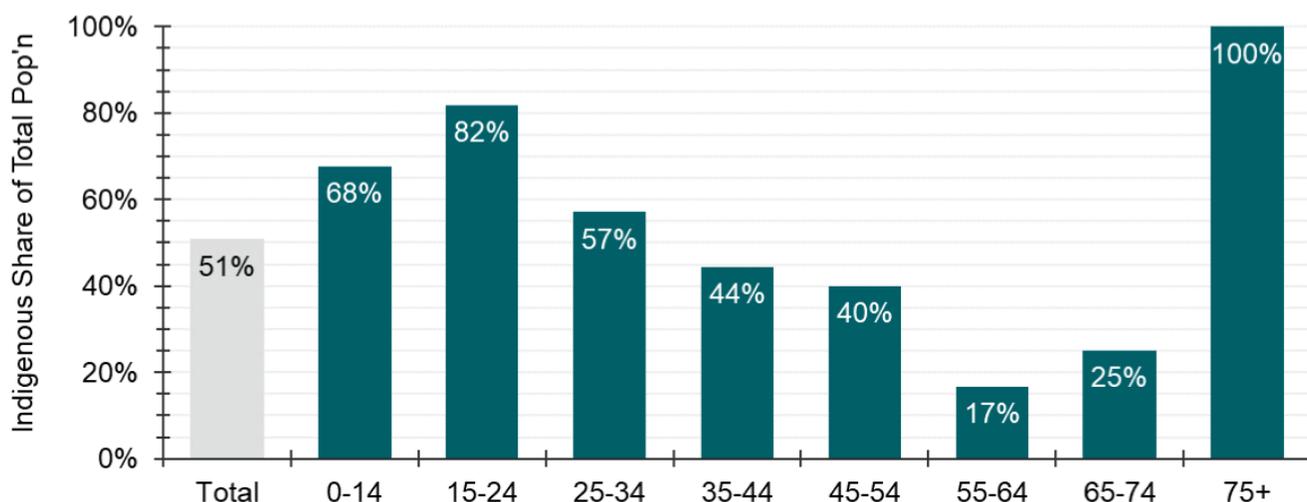
### Indigenous Population

In 2016, about 345 people identified as Indigenous in Electoral Area 'C' (not adjusted for net under-coverage). This represents the majority of the total local population at 51%. This is a considerable increase from 2006's 9%, due predominantly to the inclusion of Ty-Histanis in Electoral Area 'C' data totals.

Indigenous representation is most prevalent among young cohorts (shown in Figure 3.1b). About 68% of children identified as Indigenous and 82% of young adults (15 to 24 years old).

The high rates of Indigenous identity (especially for youth) suggests that Indigenous in-migration to Electoral Area 'C' was a significant contributor to the last decade's population growth, and perhaps it will continue to be over the near future.

**Figure 3.1b: Electoral Area 'C', Indigenous Population Share of Total Population, 2016**

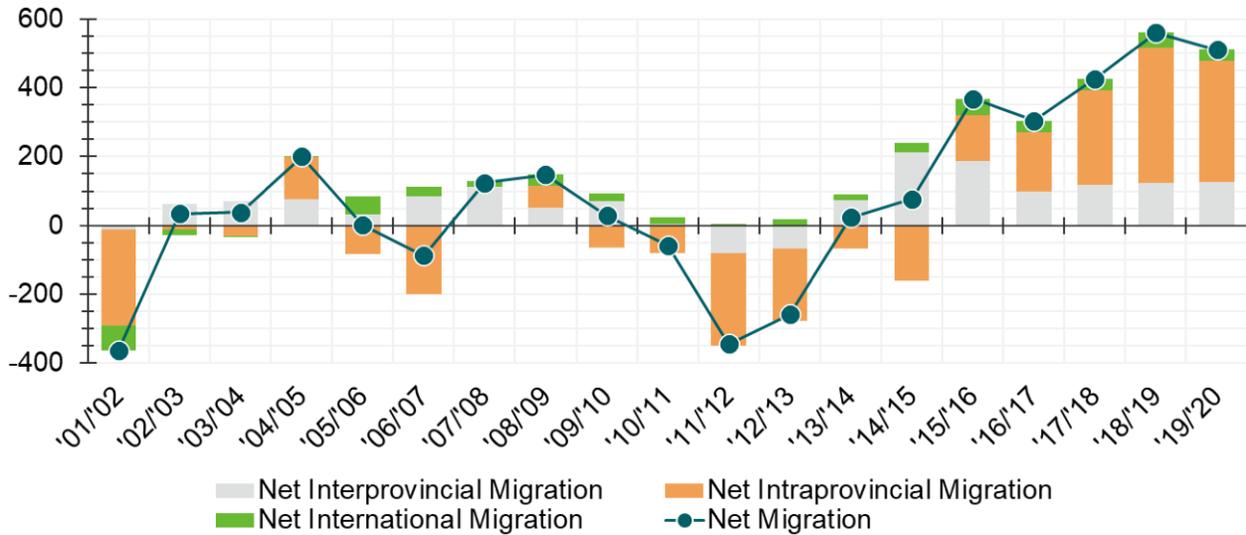


Source: Statistics Canada

### Historical Migration (Regional District)

Statistics Canada reports on historical components of demographic growth, which refers to the in- and out-migration of people, whether within Canada's or British Columbia's borders, or between countries. Figure 3.1c summarizes these components, whose detail is only available for geographies as small as a Census Division (i.e. regional districts). Consequently, the vertical bars represent the cumulative impact of these in- and out-flows on the ACRD, while the dotted line indicates the net change in ACRD population from migration during a given year. Readers can find definitions of each term below in the Glossary section.

**Figure 3.1c: ACRD, Net Migration of People**

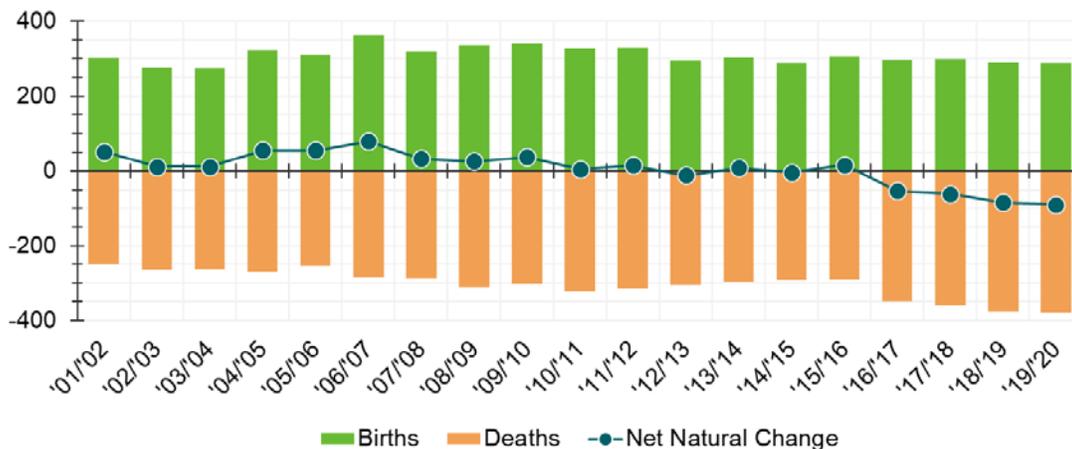


Source: Statistics Canada

Over the last two decades, the ACRD fluctuated between negative and positive net annual migration. Overall, the ACRD welcomed about 1,740 more people than it lost over the last two decades (or about 30 between 2006 and 2016). Substantial gains occurred within the last half decade, attracting nearly 2,170 people since 2015/2016.

Over the last two decades, the ACRD reported that there were about 100 more births than deaths. Recent trends indicate that net natural population change is trending downwards (shown in Figure 3.1d), a result of aging populations. Net negative natural change will undoubtedly have implications for future regional and local age distributions, as well as how they are housed.

**Figure 3.1d: ACRD, Net Natural Population Change (Births minus Deaths)**



Source: Statistics Canada

Although detailed migration and natural population change data is unavailable at the Electoral Area level, it is reasonable to anticipate that some of these trends would exist within Electoral Area 'C'; as people/households appear to be choosing the small-town coastal lifestyle in Tofino and Ucluelet, the elevated rates of in-migration could spill over to the surrounding rural areas.

**Persons with Disabilities (British Columbia)**

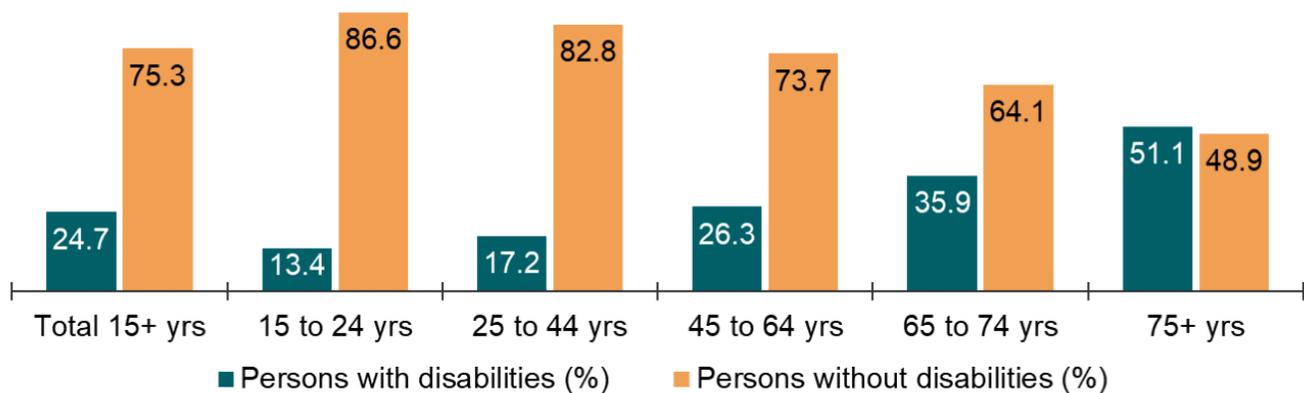
Statistics Canada released its 2017 Canadian Survey on Disability in 2019. This report, and its dataset, offers national and provincial insights into the prevalence of disability across Canada, including the type and severity of a disability, as well as the economic circumstances for persons with one or more disabilities. Unfortunately, data representing more granular geographies like Electoral Area 'C' are not available, meaning discussions must remain at the provincial level.

The 2017 survey classifies a disability as falling within one of eleven categories: pain, flexibility, mobility, mental health, seeing, hearing, dexterity, learning, memory, developmental, or unknown. Most Canadians with a disability had more than one type. Of the 6.2 million Canadians with disabilities aged 15 years and over:

- 29% had one type;
- 38% had two or three; and
- 33% had four or more.

In 2017, 926,100 British Columbians aged 15 years old or older reported having at least one disability, or about 25% of all residents in that age cohort. If the same proportion applied to Electoral Area 'C', that would mean about 155 residents could be living with a disability.

**Figure 3.1e: % of Population w/ 1+ Disability by Age Cohort, British Columbia, 2017**

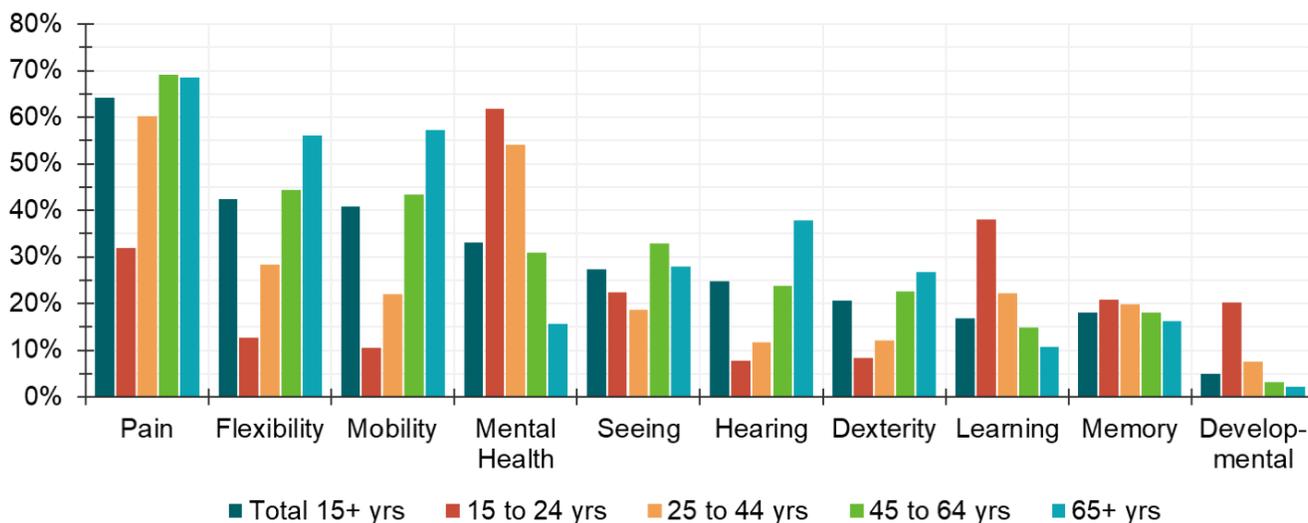


*Source: Canadian Survey on Disability 2017*

As residents age, the prevalence of disability increases. Statistics Canada reported that 42% of persons aged 65 or older had a disability. The rate of disability rises almost 10 points for those 75 or older. This increased prevalence among older cohorts is particularly important as said cohorts have historically and will continue to represent greater proportions of the overall population.

Overall, pain, flexibility, and mobility are the most prevalent types of disabilities (64%, 42%, and 41% of people experience either type, respectively). All three are most prevalent in older age.

**Figure 3.1f: % of Disabled Persons w/ Specific Disability Type by Age, British Columbia, 2017**



Source: Canadian Survey on Disability 2017

Mental health is next most prevalent (33%), with significantly higher prevalence among young adults. About 62% of people 15 to 24 years of age reported having mental health difficulties. The prevalence decreases across older cohorts.

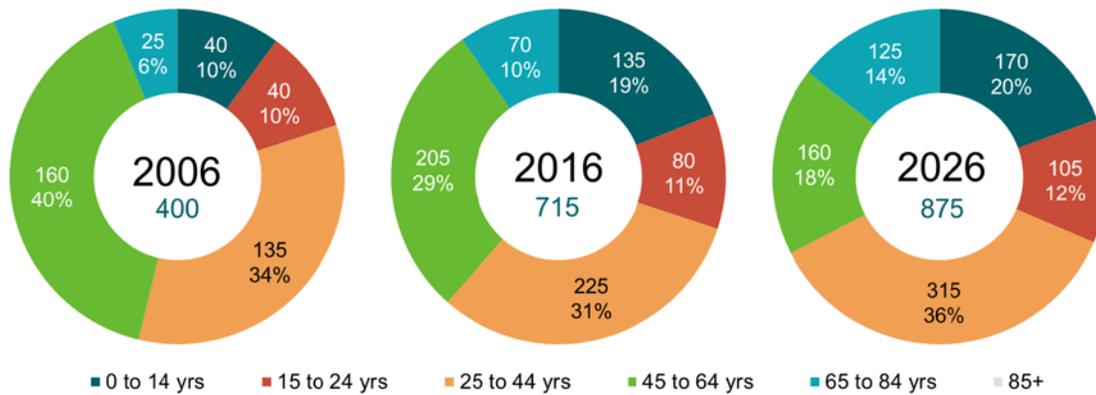
The prevalence of disability highlights the importance of appropriate, accessible housing. In many cases, a dwelling’s condition/layout does not match the needs of moderate to severe disabilities, impacting an individual and/or a household’s quality of life.

**Anticipated Population**

Population projections use what is known as the “Shift Share” method to anticipate population growth within each 5-year age cohort. The model considers the historical population change of each community (measured as a proportion of the West Coast’s population), and adjusts these changes using BC Statistics’ West Coast Community Health Service Area (CHSA) projections. Greater detail about the projection method is available at the end of the Glossary.

Figure 3.1g illustrates the historical and anticipated numerical changes to Electoral Area ‘C’ population in 2006, 2016, and 2026. Figure 3.1h indicates what percent change each cohort group could expect to experience from 2016 to 2026. Results are limited to 2026 to reflect both the requirements set by BC Housing Needs legislation and the fact that projection results become increasingly inaccurate over longer periods.

**Figure 3.1g: Electoral Area 'C', Historical & Anticipated Population Distribution**



Source: derived from Statistics Canada

Projections suggest that the population of Electoral Area 'C' may continue to rise, but at a slower pace than shown historically. Anticipated growth from 2016 to 2026 may reach 22% (715 to 875 people). The percent growths of all defined age cohorts are projected to be slower.

Between 2016 and 2026, greatest percent growth may occur for those 65 to 84 years old, potentially rising 79% (70 to 125 people). Total non-senior residents should continue to increase, except for older working age adults (45 to 64 years old) as a reflection of CHSA trends.

Projections continue to demonstrate that no residents exist within the 85+ age cohort. It is likely that this will not be the case into the future; however, projection calculations use historical data. When projecting from 0, results also become 0 unless adjusted arbitrarily.

Continued growth of the reported magnitude may appear generous given the rural context. However, Statistics Canada's 2020 population estimates suggest that Electoral Area 'C' has grown 11% since 2016. This closely resembles projection results (13% over the same period). Unfortunately, only time will tell if the population has truly continued its growth until at least 2026.

**Figure 3.1h: Total Population & Age Cohorts '26 and Percent Change '16-'26**

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	925	615	2,770	1,080	1,125	100	6,615
	Proportion	14%	9%	42%	16%	17%	2%	100%
	%Δ '16-'26	13%	7%	39%	-14%	121%	233%	27%
Electoral Area C	Population	170	105	315	160	125	0	875
	Proportion	19%	12%	36%	18%	14%	0%	100%
	%Δ '16-'26	26%	31%	40%	-22%	79%	n.a.	22%

Source: derived from Statistics Canada

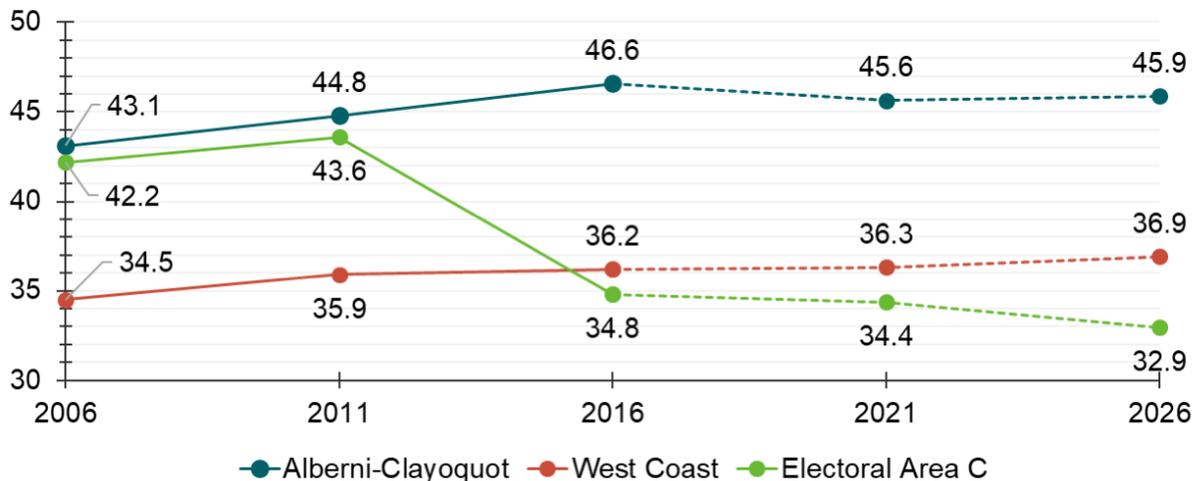
It is important to note that, like any projection method, the Shift Share is imperfect. Using West Coast CHSA-level projections as a means for calculating local outcomes does result in outputs that are influenced by high level trends that may over- or under-estimate the local reality. Nevertheless, using the West Coast CHSA as a reference geography provides a buffer for local projections, avoiding spiralling trends that could occur without consideration of external influence.

### Median Age

The West Coast Region is generally younger than the ACRD as a whole, with Electoral Area 'C' as no exception in 2016 with a median age of 34.8 years old.

Prior to 2016, the median age closely resembled the ACRD's, nearly 8 years higher than West Coast overall. With the substantial inflow of young residents, the median age fell 20% in five years.

**Figure 3.i: Historical & Anticipated Median Age by Community**



*Source: derived from Statistics Canada*

Due to continued growth in youth cohorts, as well as for seniors, the median age may possibly decrease over the next decade.

## 3.2 HOUSEHOLD CHARACTERISTICS

Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. One household could be a couple with children, lone parents, a single person, or roommates. A household is the highest-level descriptor of many unique living situations.

This report often categorizes households by their “primary household maintainer” age cohorts. A household maintainer refers to whether or not a person residing in the household is responsible for paying all or the majority of the rent, the mortgage, the taxes, the electricity, or other services and utilities. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

## Historical Households

Total households, and the age distribution of household maintainers, is mostly a function of changes occurring in the population. Many factors come in to play for the makeup of households, like moving across community boundaries, changes in preferences, or new financial circumstances. Like the earlier section, an aging population is at the core of most trends.

Figure 3.2a shows the totals and distributions of these cohorts in each community and includes their decade percent change. Results come from Statistics Canada Census data. Unlike population sections, household data is not adjusted for undercounting.

**Figure 3.2a: Total Households & Maintainer Cohorts '16 and Percent Change '06-'16**

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	60	380	475	305	345	255	75	1,905
	Proportion	3%	20%	25%	16%	18%	13%	4%	100%
	%Δ '06-'16	-8%	21%	17%	-25%	44%	104%	7%	16%
Electoral Area C	Households	10	55	55	50	45	30	10	250
	Proportion	4%	22%	22%	20%	18%	12%	4%	100%
	%Δ '06-'16	n.a.	120%	0%	11%	29%	200%	n.a.	47%

Source: derived from Statistics Canada

In 2016, Electoral Area 'C' had 47% more households than it did a decade prior (170 to 250). The pace of total household growth is much slower than that of population (47% versus 79%). Slower household growth suggests that there has been an increase in the average household size, often related to greater instances of couples, children, and larger non-census families. See the Household Type section for a dive into these trends.

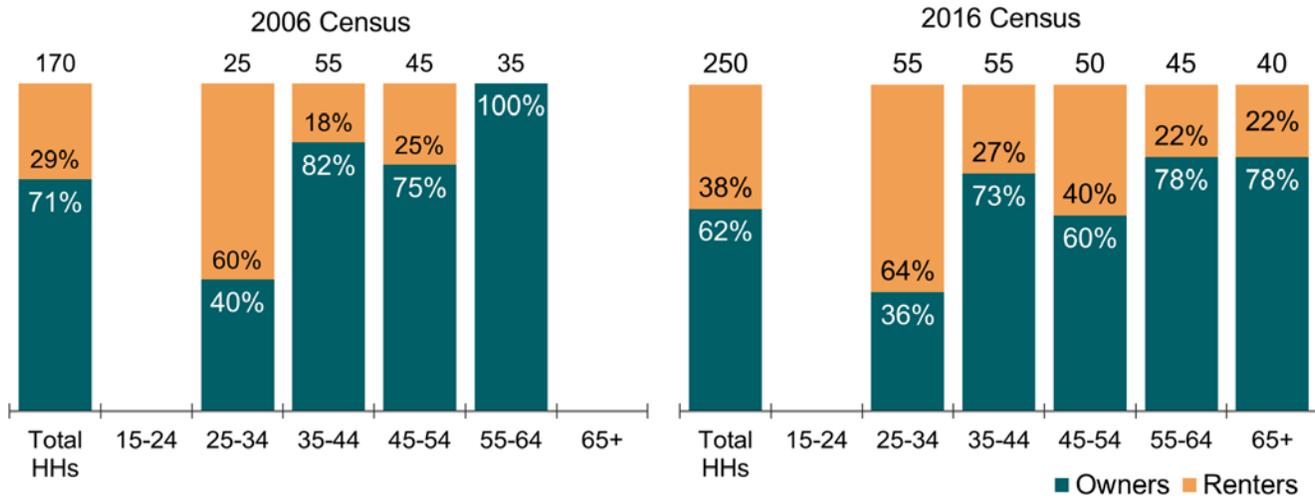
Like for the total population, household growth dispersed across most maintainer age cohorts, except among those aged 35 to 44. Greatest relative change occurred among recently retired (65 to 74) and young professional (25 to 34) maintainer cohorts.

## Household Tenure

From 2006 to 2016, Electoral Area 'C' has expanded its share of renter households, from 29% to 38%. The growth does not come at the expense of owner-occupied housing. Since 2006, renter household growth simply outpaced that of owners, growing nearly 90% (50 to 95) versus 29% (120 to 155), respectively.

The shift to renter occupied housing has not been equal across household maintainer age cohorts. For instance, renting primary maintainers aged 45 to 54 experienced a dramatic tenure swing from 25% to 40%. No age group transitioned to greater rates of ownership (where data is available). The yearly cohort percentages, with total cohort sizes, can be found in Figure 3.2b.

**Figure 3.2b: Historical Proportion of Tenure by Maintainer Cohort**



Source: Statistics Canada

### Household (Family) Type

Household type refers to the type of “census-family” that occupies a dwelling (see Glossary). Statistics Canada mainly considers the following types: (1) couples without children, (2) couples with children, (3) lone parents, or (4) non-census families (herein known as single people or roommate households) by primary maintainer age.

As of the 2016 Census, about 29% of Electoral Area ‘C’ households were couples without children, 20% were couples with children, 6% were lone parent households, and 39% were either single person or roommate households.

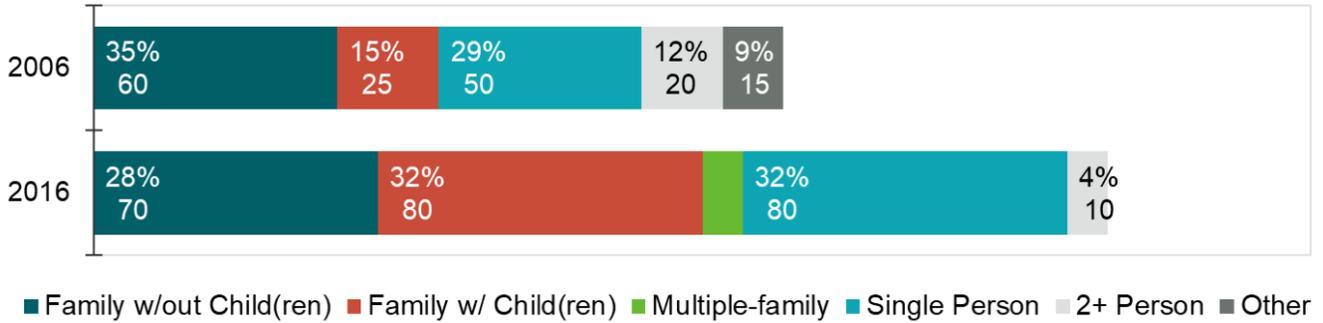
Couples with children were most prevalent among the 35 to 54 maintainer age groups. The share of couples without children is highest among near retired and retired populations, representing both local empty-nesters and in-migration from other geographies.

Single person / roommate households often represented a considerable share of the households in each age group, with noticeably high rates among those aged 25 to 54 who may be living in the community on a short-term basis to fill tourism sector work offered by other communities.

Overall, about 28% of owner households had a child at home (whether a couple or lone parent). About 30% of renter households included a child. The greatest share of renter households (40%) were either people living alone or with a roommate.

Figure 3.2c compares the total and distribution of household types in 2006 and 2016. Note that “families with children” includes lone parents (they are not separated into couples and lone parents like above). Over the decade, households that were families without children rose 17%, families with children 220%, single persons 60%, and 2+ persons decreased by 50%.

**Figure 3.2c: Historical Total & Proportion of Household Type**



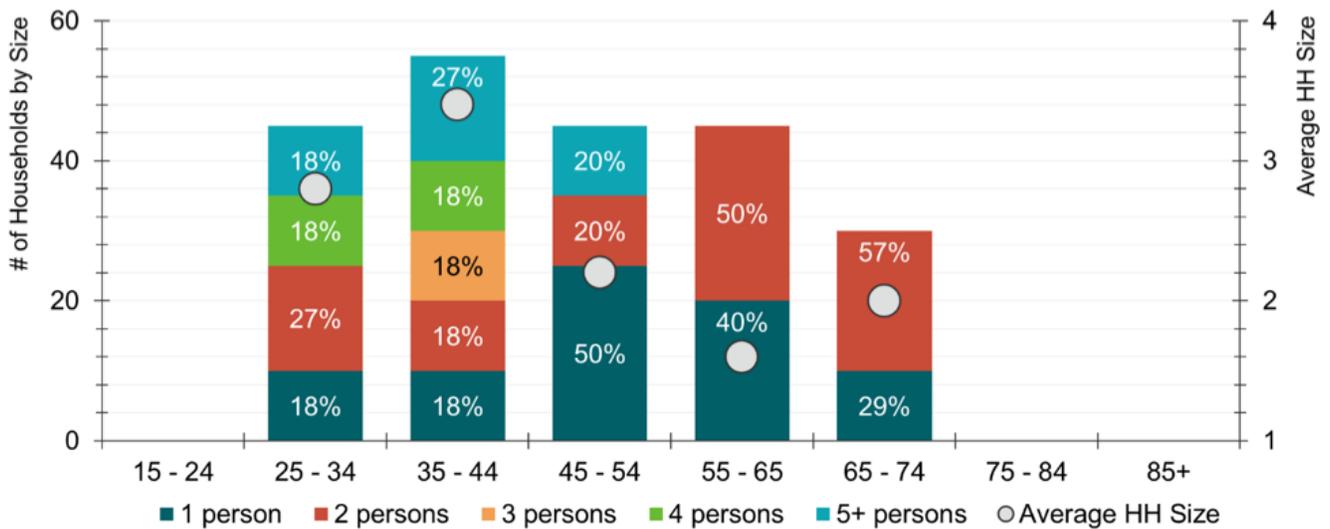
Source: Statistics Canada

**Household Size**

In 2016, about 67% of households were 2 or fewer persons large. In the same year, the average household had 2.5 persons, with the highest average occurring for 35- to 44-year-old maintainer households at 3.4.

Owner households usually exhibit higher average household sizes. In the case of Electoral Area 'C', renter households reported higher with 2.7 versus 2.4 for owners. Overall, only the 35- to 44-year-old maintainer segment demonstrated a majority of its households being 3 or more people large (shown in Figure 3.2d).

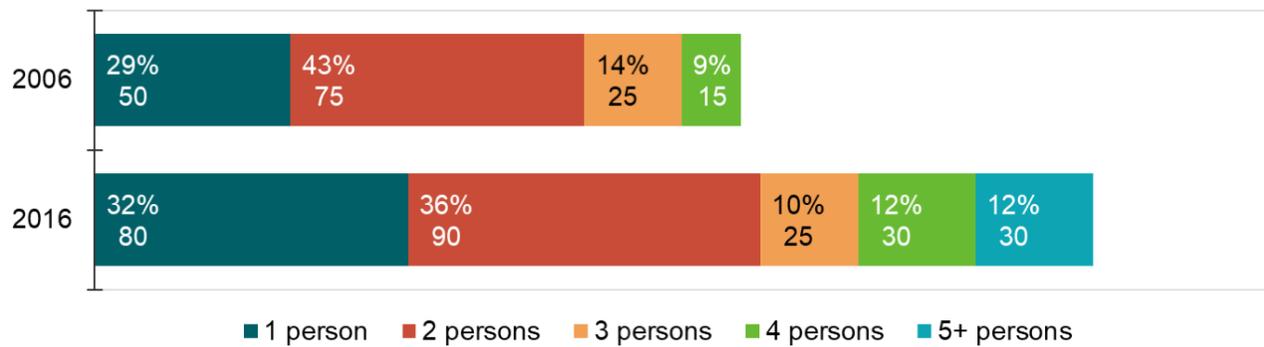
**Figure 3.2d: Total & Proportion of Household Size by Maintainer Age Cohort, 2016**



Source: Statistics Canada

Figure 3.2e illustrates the change in the total and distribution of household sizes between 2006 and 2016. Over the decade, all household sizes but 3 persons grew, with the greatest percent change occurring within 4 person households (100%), followed by 1 person households (60%), and 2 person households (20%).

**Figure 3.2e: Historical Total & Proportion of Household Size**



Source: Statistics Canada

### Anticipated Households

Household growth is an important fundamental component of housing demand. By definition a household requires an available dwelling to occupy. Therefore, household projections are (simplistically) synonymous with the increase in housing stock required to accommodate expected population changes (note that overall housing demand is also influenced by economic and fiscal factors, but these are omitted from the exercise for simplification).

Projecting future growth in the number of households requires two related data inputs:

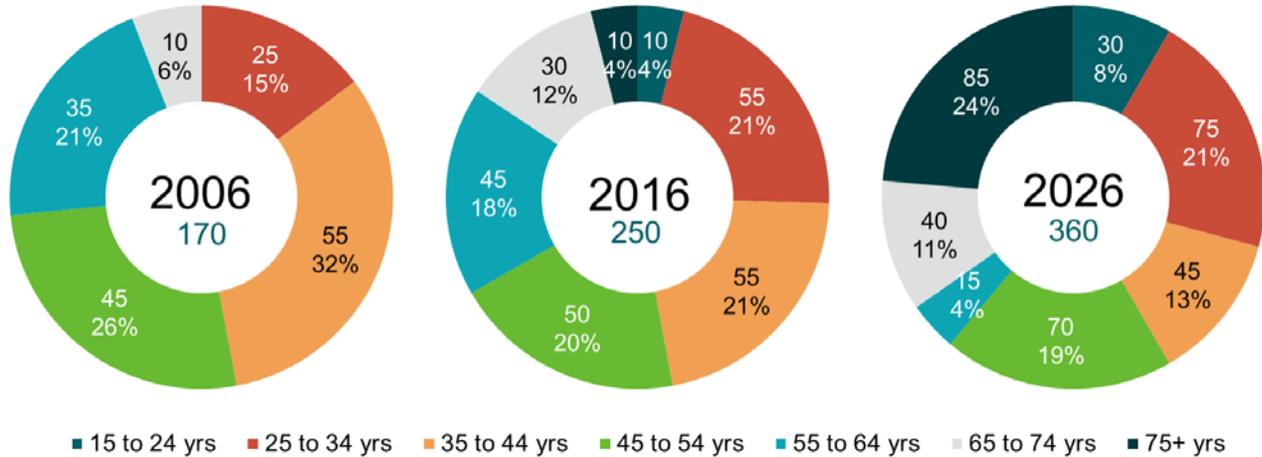
- 1) population projections, and
- 2) the historical proportion of maintainers by age cohort, divided by the total people in that cohort (known as the headship rate).

We calculated total demand by applying the headship rate from (2) to the change in how many people there are at a given age determined by (1). Figure 3.2f illustrates the distribution of household maintainer ages in 2006, 2016, and 2026. Figure 3.2g indicates what percent change each maintainer age cohort group could expect to experience from 2016 to 2026.

From 2016 to 2026, total households may grow 44% (250 to 360), about in line with historical trends and faster than anticipated population change. Mirroring population projections, percent growth could be led by both senior and younger adult age cohorts.

Anticipated increases to total households should occur, despite the potential fall in younger middle-aged/near retirement adult maintainers. Between 2016 and 2026, there could be 13% fewer households with a maintainer aged 35 to 64 (150 to 130).

**Figure 3.2f: Historical & Anticipated Household Age Distribution**



Source: derived from BC Statistics and Statistics Canada

Higher total household growth than population growth means that projections anticipate a reduction in the average household size, largely attributed to the faster anticipated rise in senior households who have fewer dependents or may live alone.

**Figure 3.2g: Total HHs & Maintainer Cohorts '26 and % Change '16-'26**

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	90	405	745	270	240	355	440	2,545
	Proportion	4%	16%	29%	11%	9%	14%	17%	100%
	%Δ '16-'26	29%	9%	54%	-10%	-30%	39%	418%	34%
Electoral Area C	Households	30	75	45	70	15	40	85	360
	Proportion	8%	21%	13%	19%	4%	11%	24%	100%
	%Δ '16-'26	200%	36%	-18%	40%	-67%	33%	750%	44%

Source: derived from Statistics Canada

### Anticipated Household Characteristics

We can estimate additional characteristics about these anticipated households by using previous Census data to determine how other attributes, such as size and tenure, relate to specific age cohorts and apply those relationship to the expected age distributions of the anticipated household growth. This can inform us of the types of housing that may be required in the near future as a result of these growing and changing households.

It must be recognised that this approach is, at best, an educated guess. It considers historical trends that are likely to be less accurate as we peer further into the future, and relies on other estimates (projected population and households) as key inputs. Finally, it only quantifies the change in demand expected from changes in the number and age of people in the study area.

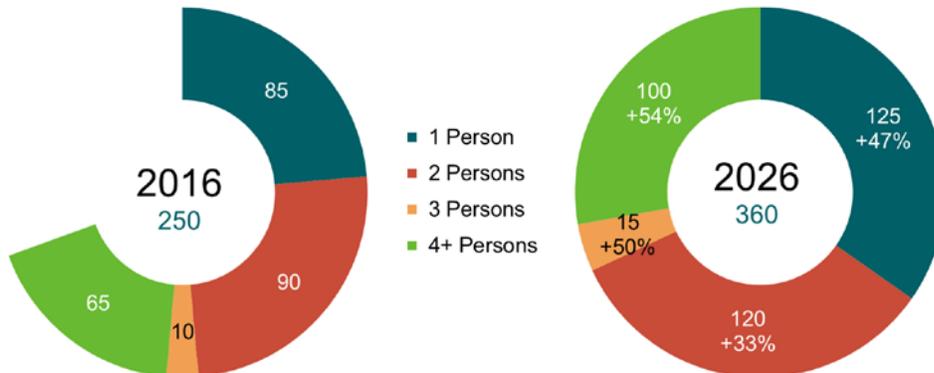
Housing demand can be influenced by economic trends, monetary policy, government policy, and conditions in the housing market itself. As a result, these estimates should be understood to be the bare minimum change that might be required as a consequence of expected demographic changes while maintaining all other aspects of the status quo. Therefore, when applying these estimates to housing policy development it should be recognised that additional housing may be required to address other issues, such as existing gaps, supply shortfalls, or changes in demographic trends that deviate from past patterns.

Lastly, please keep in mind that a portion of the Tla-o-qui-aht community Ty-Histanis is included in Electoral Area 'C' and may impact anticipated trends. Specifically, growth in Ty-Histanis between 2006 and 2016 may disproportionately impact estimates of additional housing demand across Electoral Area 'C'. Nevertheless, worsening housing affordability locally and elsewhere in the West Coast Region indicates there remains demand that has yet been met, meaning that the provision of greater housing supply would help fill those needs and lighten the load on the overall market.

**Anticipated Household Size**

One of the simplest ways to describe a household is its size, or how many people permanently live in the shared dwelling at a given time. Figure 3.2h demonstrates how demand generated by different household sizes may change from 2016 to 2026.

**Figure 3.2h: Housing Demand by Household Size (% Change '16-'26)**



*Source: derived from Statistics Canada*

By 2026, Electoral Area 'C' could see an increase across all defined household sizes, with greatest gains among 4+ person households (often younger couples with children or multi-generational families). Smaller sizes are not far behind due to noticeable relative growth among older residents who may live alone or only with a partner.

**Anticipated Household Tenure**

Important to local governments is the evolution of tenure characteristics; how many households own or rent the dwelling that they permanently reside in. Figure 3.2i anticipates how the demand for tenure may change from 2016 to 2026.

**Figure 3.2i: Housing Demand by Tenure (% Change '16-'26)**



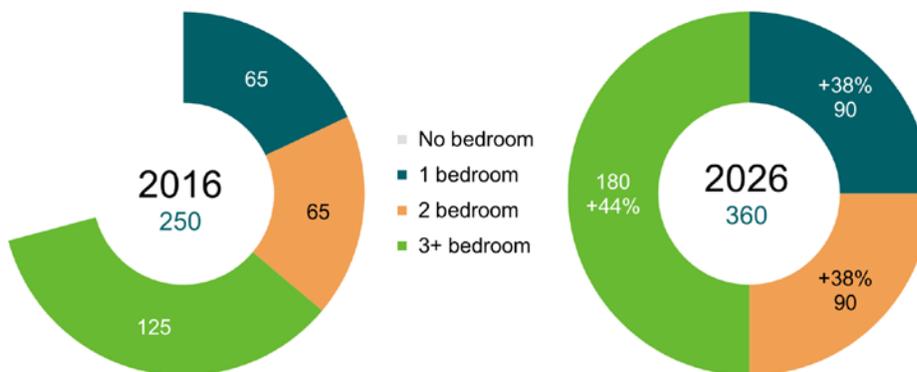
Source: derived from Statistics Canada

By 2026, the pace of growth in demand by Electoral Area 'C' renter households may outpace that of owners. This is predominantly influenced by the possible sharp growth among younger adult households. This age cohort is more likely to rent than middle-aged or senior adults. In 2006, 29% of households rented, increasing to 38% by 2016. Projections anticipate by 2026, upwards of 44% of households may rent or contribute to demand for rentals.

**Anticipated Dwelling Size (Bedrooms)**

Also important to local governments is the evolution of the demand for particular sizes of dwellings; might there be a shift in preference in the square footage of a home based on the size of a household. Figure 3.2j anticipates how the demand by dwelling size (based on bedroom totals) may change from 2016 to 2026.

**Figure 3.2j: Housing Demand by Dwelling Size (% Change '16-'26)**



Source: derived from Statistics Canada

By 2026, the pace of growth in demand for 3+ bedroom dwellings could reach 44% (or to 180 units), while demand for 1- and 2-bedroom dwellings may expand 38%, respectively. The relative growth of dwelling sizes is largely influenced by the demand by household size presented above.

## 4 Economy

### 4.1 EMPLOYMENT

Economic development, and the resulting employment opportunities, is a key contributor to the overall demand and supply of housing within a community. Consequently, it is important to understand what trends may be occurring across the labour force.

#### Labour Force Statistics

The Glossary section defines participation, employment, and unemployment in regards to summarizing labour force activity. Note that tables in this section include green text that denotes a positive change (i.e. greater participation or less unemployment) while red text denotes a negative change (i.e. fewer people in the labour force or increased unemployment).

In 2016, Statistics Canada reported a total Electoral Area 'C' labour force of 325 people (those working or actively seeking work, and who are 15+ years old), equating to a 69.9% participation rate. In other words, many more people are contributing to the local or broader economy via employment than otherwise.

Electoral Area 'C's' labour force jumped close to 33% between 2006 and 2016. At the same time, the total people in the non-labour force grew 47%. Noticeably greater growth in the non-labour force versus the labour force is common across most Canadian communities. It is largely a consequence of a rapidly aging/retiring population. For Electoral Area 'C', the total labour force's expansion eclipses most other jurisdictions. Given that senior cohorts should be on the rise, the trend of participation should exhibit a downward trajectory over time; however, historical trends and anticipated increases to younger adult populations suggest that decreasing participation should not be severe over the near future.

Figure 4.1a: Electoral Area 'C', Labour Force Statistics by Sex & Percent Change

	2016			% Change '06-'16		
	Total	Male	Female	Total	Male	Female
Total Pop (15+ yrs old)	465	230	235	36.8%	15.0%	46.9%
In Labour Force	325	170	160	32.7%	0.0%	68.4%
Employed	290	150	140	20.8%	-9.1%	64.7%
Unemployed	35	15	20	-	50.0%	100.0%
Not in Labour Force	140	65	75	47.4%	85.7%	15.4%
Participation Rate (%)	69.9	73.9	68.1	-1.1	-11.1	+8.7
Employment Rate (%)	62.4	65.2	59.6	-7.2	-17.3	+6.5
Unemployment Rate (%)	10.8	8.8	12.5	+10.8	+2.9	+2.0

Source: Statistics Canada

Total female residents in the labour force grew about 68%, while total males did not change. Female participation has historically been lower than for males. Women exhibited closer parity in labour participation in 2016 thanks to the substantial jump of women in the labour force, reaching 68.1% (up 8.7 points over the decade) versus 73.9% (down 11.1 points) for men.

In 2006, unemployment was recorded at 0%, possibly due to data suppression as a result of a small population. In 2016 the unemployment rate was recorded at 10.8%. Women had a higher unemployment rate in Electoral Area 'C' than men (12.5% versus 8.8%).

**Figure 4.1b: Electoral Area 'C', Labour Force Statistics by Tenure & Percent Change**

	2016			% Change '06-'16		
	Total	Owner	Renter	Total	Owner	Renter
Total Pop (15+ yrs old)	465	290	175	36.8%	11.5%	118.8%
In Labour Force	325	210	115	32.7%	16.7%	76.9%
Employed	290	195	95	20.8%	11.4%	58.3%
Unemployed	35	15	20	-	50.0%	-
Not in Labour Force	140	80	55	47.4%	0.0%	266.7%
Participation Rate (%)	69.9	72.4	65.7	-1.1	+3.2	-15.6
Employment Rate (%)	62.4	67.2	54.3	-7.2	-0.1	-27.0
Unemployment Rate (%)	10.8	7.1	13.0	+10.8	+1.5	+13.0

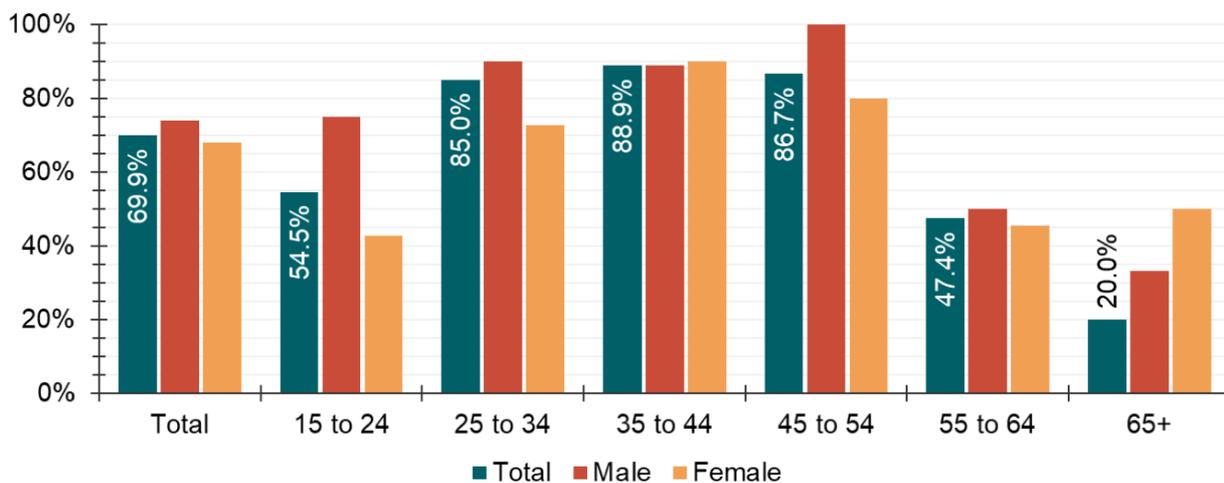
Source: Statistics Canada

Total renting residents in the labour force jumped 77% over ten years, the growth rate of owner residents was 17%. The renter participation rate decreased by 15.6 points over the decade, reaching 65.7% versus 72.4% for owners.

### Participation by Age & Sex

Two types of work are fundamental to capitalist societies: paid employment associated with the waged economy, and unpaid domestic labour (like child, elder, and home care). For a variety of reasons, women tend to spend more time on unpaid work than do men. According to 2015's General Social Survey (GSS) on Time Use, women in Canada spent an average of 3.9 hours per day on unpaid work as a primary activity—1.5 hours more than men (2.4 hours).<sup>1</sup>

**Figure 4.1c: Electoral Area 'C', Rate of Participation (%) by Age & Sex, 2016**



Source: Statistics Canada

<sup>1</sup> Moyser, Melissa. 2018. "Time Use: Total work burden, unpaid work, and leisure." Women in Canada: A Gender-based Statistical Report. Statistics Canada Catalogue no. 89-503-X.

While women tend to spend more time on unpaid work than men, they are less likely to participate in the labour market and, when they do, they are more likely to be employed on a part-time basis.<sup>2</sup> Based on data from the 2016 Census, 61.0% of Canadian women participated in the labour market, compared with 69.6% of men. The same relationships exists in Electoral Area 'C'. About 68.1% of women participated in the labour force, versus 73.9% of men. The disparity between sexes is partly due to the significant difference between male and female participation in early adulthood (15 to 24 years old).

Based of 2015 GSS results, employed women usually spent an average of 5.6 hours less per week on all jobs than did men (35.5 versus 41.1 hours). Women spent an average of 3.9 hours per day on paid work, while men spent an average of 5.2 hours per day on paid work.

The total work burden of women and men was equivalent in 2015 (7.8 and 7.6 hours, respectively). However, when unpaid work performed as a simultaneous activity was included, women's total work burden was an average of 1.2 hours greater per day than men's in 2010 (9.1 versus 7.9 hours).

These findings highlight increased probability of lower earnings for female workers, as they are more likely to take on the burdens of unpaid labour than male workers, which translates to reduced capacity to reasonably affordable shelter. This is particularly noticeable for female lone parents (discussed in the Income section).

2 Moyser, Melissa. 2017. "Women and paid work." Women in Canada: A Gender-based Statistical Report. Statistics Canada Catalogue no. 89-503-X.

## Industries of Employment

The North American Industry Classification System (NAICS) was developed by North American federal statistical agencies for the standardized collection, analysis, and publication of economic data. Figure 4.1d summarizes the community's distribution of employment across NAICS industries, with a focus on an individual's sex and housing tenure type.

**Figure 4.1d: Electoral Area 'C', NAICS Industry of Employment by Tenure Type & Sex, 2016**

NAICS Code	Industry Title	Total People	% Share	By Tenure		By Sex	
				Owners	Renters	Female	Male
72	Accommodation & Food Services	90	27.7%	67%	33%	56%	44%
23	Construction	35	10.8%	57%	43%	40%	60%
91	Public Administration	30	9.2%	67%	33%	100%	0%
11	Agriculture, Forestry, & Fishing	25	7.7%	60%	40%	50%	50%
48-49	Transportation & Warehousing	25	7.7%	40%	60%	0%	100%
56	Administrative & Support	25	7.7%	40%	60%	100%	0%
71	Arts, Entertainment, & Recreation	20	6.2%	50%	50%	n.a.	n.a.
44-45	Retail Trade	15	4.6%	100%	0%	50%	50%
31-33	Manufacturing	10	3.1%	100%	0%	0%	100%
81	Other Services (excl. Public Admin)	10	3.1%	100%	0%	100%	0%
61	Educational Services	0	0.0%	n.a.	n.a.	0%	100%
62	Health Care & Social Assistance	0	0.0%	n.a.	n.a.	100%	0%
54	Professional Services	0	0.0%	n.a.	n.a.	n.a.	n.a.
52	Finance & Insurance	0	0.0%	n.a.	n.a.	n.a.	n.a.
53	Real Estate and Rental & Leasing	0	0.0%	n.a.	n.a.	n.a.	n.a.
41	Wholesale Trade	0	0.0%	n.a.	n.a.	100%	0%
51	Information & Cultural Industries	0	0.0%	n.a.	n.a.	n.a.	n.a.
21	Resource Extraction	0	0.0%	n.a.	n.a.	n.a.	n.a.
22	Utilities	0	0.0%	n.a.	n.a.	n.a.	n.a.
55	Management of Companies	0	0.0%	n.a.	n.a.	n.a.	n.a.
	<b>Total Industries</b>	<b>325</b>		<b>65%</b>	<b>35%</b>	<b>47%</b>	<b>53%</b>

Source: Statistics Canada

The three largest Electoral Area 'C' industries based on employment (2016) were:

- 1) Accommodation & Food Services – 90 (27.7%);
- 2) Construction – 35 (10.8%); and
- 3) Public Administration – 30 (9.2%).

The three industries (with total employment above 20) with the greatest proportion of employees in rental housing (2016) were:

- 1) Transportation & Warehousing – 60%;
- 2) Administrative & Support – 60%; and
- 3) Arts, Entertainment, & Recreation – 50%.

## 4.2 INCOME

Overall, Electoral Area 'C' median before-tax household fell 17% from 2005 to 2015, or from about \$61,600 to \$50,900. The decrease is largely due to a rise in households earning between \$20,000 and \$60,000.

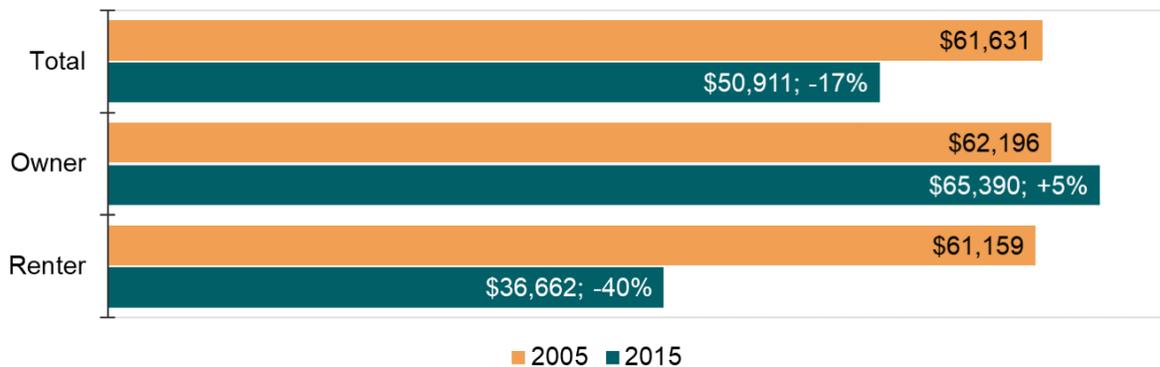
About 25 households earned above \$100,000 in 2015, the same as 2005 but a decrease in total household share from 14% to 10%.

Please note that income data refers to one year prior to a Census. For instance, income in the 2006 and 2016 censuses would reflect incomes from the 2005 and 2015 tax years. Incomes are also reported in 2015 dollars (thus, 2005 incomes have been adjusted for inflation).

### Household Income by Tenure

Figure 4.2a compares the 2005 and 2015 before-tax household earnings of Electoral Area 'C's owner and renter households. In 2015, the median owner household earned about \$65,400 before tax, while the median renter household earned \$36,700. The former is a 5% increase from a decade prior, while the latter is a 40% decrease.

**Figure 4.2a: Median Before-Tax HH Income by Tenure & % Change '05-'15 (2015 dollars)**

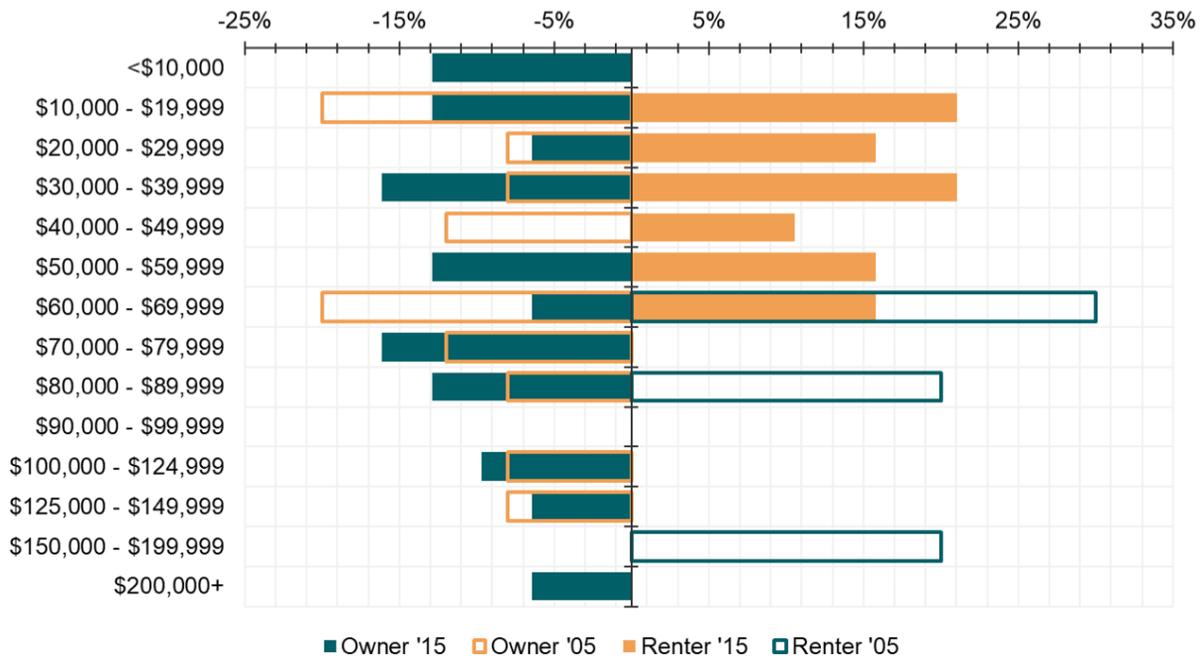


Source: Statistics Canada

Figure 4.2b illustrates the distribution of how many households fall within each income range based on their tenure in a given year. In 2015, 58% of renter households earned less than \$40,000, compared to 48% of owners.

Alternatively, 13% of owner households earned above \$100,000 (down from 16% in 2005), compared to 0% of renter households (down from 20% in 2005). However, it is possible there may be some renters who earn \$100,000 that are not reported on due to data suppression.

**Figure 4.2b: Electoral Area 'C', Median Before-Tax Household Income Distribution by Tenure**

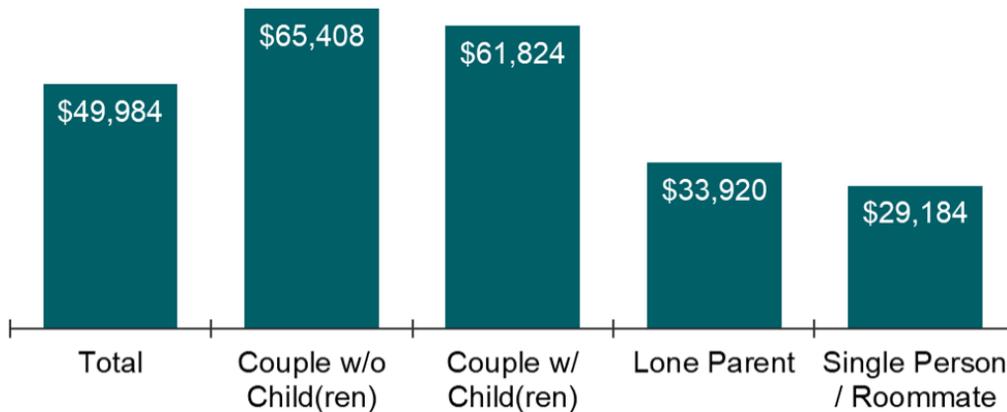


Source: Statistics Canada

### Household Income by Family Type

Statistics Canada provides income statistics for different family structures, categorizing them by their “census family” types (see Glossary). Briefly, the family types are as follows: couples without children, couples with children, lone parents (male and female), and non-census families (referred to here as single persons or roommate households).

**Figure 4.2c: Median Before-Tax Household Income by Family Type, 2016**



Source: Statistics Canada

Statistics Canada data from 2015 reports that the median Electoral Area 'C' couple with children earned the greatest income (about \$65,400), followed couples without children (\$61,800), and lone parents (\$33,900). The median means that half of households in each category earn more than the median amount and half earn below.

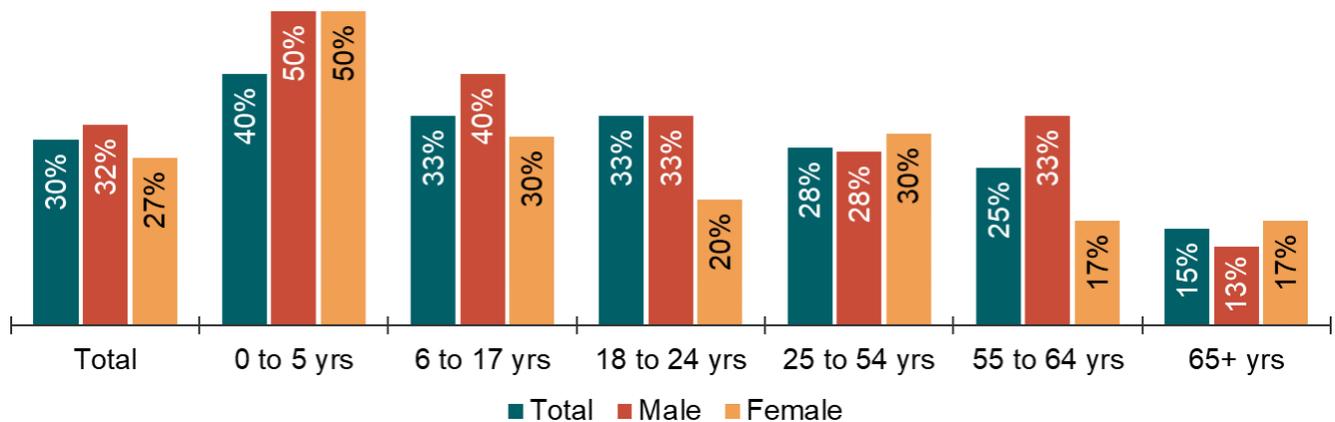
Couples with children often earn more than their counterparts because they are more likely to include dual income earners at times in their lives where they are earning reasonably high incomes based on experience in their fields. The median couple without children includes young couples at the onset of their careers and retired couples who live off investments and savings. Both scenarios typically result in lower household incomes.

There were about 20 lone parent households in Electoral Area 'C' in 2016 (about 7% of all households). Female lone parents made up 50% of lone parent households. ACRD data indicates that female lone parents earned about 21% less than male lone parents in 2015.

### 4.3 LOW-INCOME HOUSEHOLDS

The Low-Income Measure After-Tax (LIM-AT) is a set of thresholds calculated by Statistics Canada that identifies Canadians belonging to a household whose overall incomes are below 50% of median adjusted household income. "Adjusted" refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty, but that it identifies those who are substantially worse off than the average.

**Figure 4.3a: LIM-AT Prevalence by Cohort & Sex, 2015**



Source: Statistics Canada

In 2016, about 11% of Electoral Area 'C' residents (190 people) belonged to a household below the LIM-AT threshold. Of those 190, about 40 were children younger than 18 (or 14% of the cohort's total population). Low income prevalence generally decreases across older cohorts.

About 100 men and 90 women reported belonging to a low income household. Prevalence is highest for females in early childhood and early adulthood, but is overall lower than that of males across other reported age cohorts.

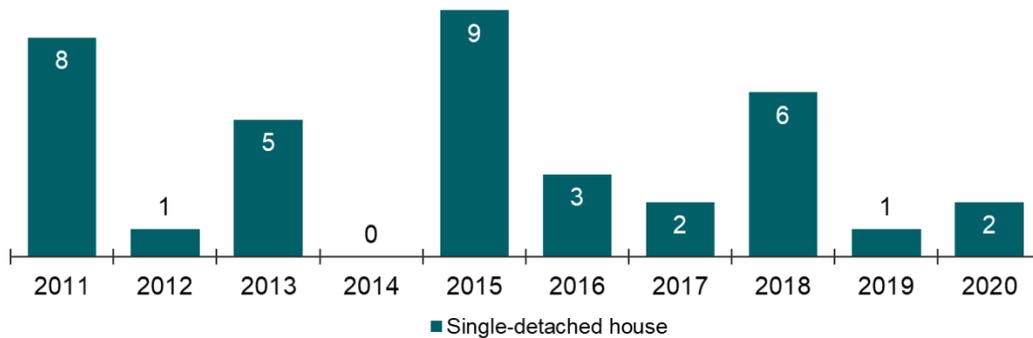
# 5 Housing

## 5.1 RESIDENTIAL CONSTRUCTION ACTIVITY (STARTS)

Over the last decade, Electoral Area 'C' started building about 4 dwelling units annually. There is no distinct pattern of construction; there has been strong variation on an annual basis from 2011 to 2020.

Based on local data, construction activity is solely attributed to new single-detached homes. Manufactured/mobile homes do exist in Electoral Area 'C', but no new units of that type were introduced to the supply over the last decade.

Figure 5.1a: Residential Construction Activity (Starts), '11-'20



Source: Local Government

As of October 2021, the ACRD had issued 4 residential building permits for Electoral Area 'C' in that year. All permits were for the construction of single-detached dwellings.



## 5.2 HOUSING INVENTORY

In 2016, Statistics Canada reported that Electoral Area 'C' had 267 total homes occupied by a permanent or usual resident (see Glossary), up 47% from 2006. Information is only available for these usual residents and not the 92 additional dwellings reported by Statistics Canada in 2016 that are either recreational and/or not a primary residence.

Some of the terms used by Statistics Canada to describe the types of dwellings within a communities housing stock may not be familiar to some residents. For instance, local zoning ylaws often refer to three types: single family, two family, or multiple family dwellings. Residents may also be more familiar with property descriptions offered by BC Assessment.

To maintain consistency across this report, we mostly refer to Statistics Canada definitions (unless data sources are not detailed enough to do so). The following table lists these types, the corresponding definition, and how they might be referred to day-to-day.

Dwelling Type	Statistics Canada Definition	Common Understanding in BC
Single-detached	A dwelling not attached to any other dwelling or structure. It has open space on all sides, and has no dwellings either above it or below it.	Typically referred to as a "single-family home."
Semi-detached	One of two dwellings attached side by side (or back to back) to each other. It has no dwellings either above it or below it, and the two units together have open space on all sides.	Often captured under the umbrella of "duplex," which refers to any dwelling that has two units (whether side to side or one above the other). Zoning bylaws often refer to these as "two family dwellings."
Row house	One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.	Mostly consistent with Statistics Canada, though zoning bylaws often include them in the definition of "multiple family dwellings."
Duplex	One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.	Refers to any dwelling that has two units, regardless of whether it is divided vertically or horizontally. Zoning bylaws often refer to these as "two family dwellings."
Apartment	A dwelling unit attached to other dwelling units, commercial units, or other non-residential space.	Consistent with Statistics Canada. Typically known as "multiple family dwellings."
Movable	A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.	Also known as, and sometimes referred to in this report, as a "manufactured home."

Please also note that this section refers only to data reported by Statistics Canada and has **not** been adjusted for Census net under-coverage.

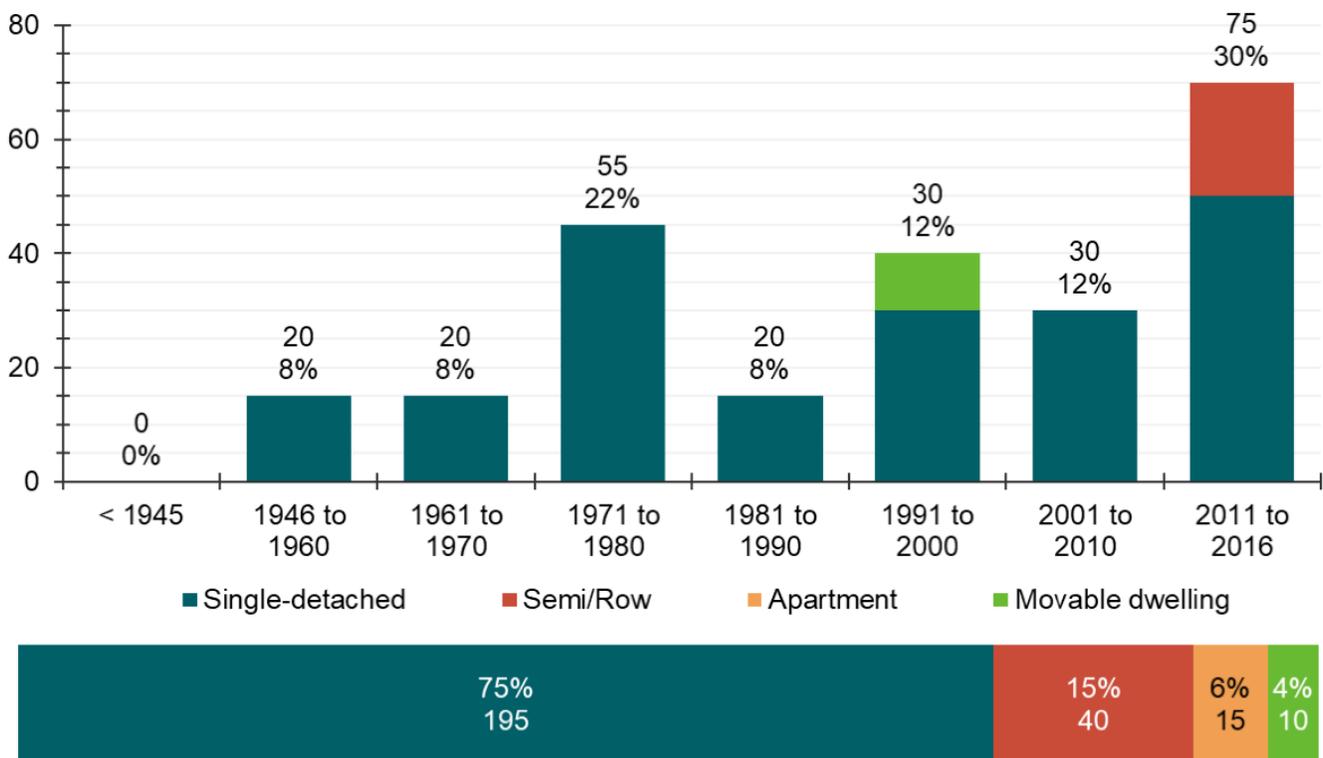
### Dwelling Age & Dwelling Type

According to the 2016 Census, about 75% of Electoral Area 'C''s dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Semi-detached/rowhouse dwellings made up the next greatest share (15%), followed by apartments dwellings (6%) and movable (manufactured) homes (4%). Note that apartments often refer to homes with accessory dwelling units in a rural context. Figure 5.2a illustrates the distribution of construction activity over the last century, as well as the total dwelling units by type constructed in each period.

The greatest volume of construction occurred between 2011 and 2016, reaching about 75 units (30% of the dwelling stock). This recent peak of activity is likely attributed to construction activity within Ty-Histanis.

Readers may notice the difference between the total inventory presented in Figure ## and Figure ## of the previous report section. The latter looks to show lesser activity during these years. Factors contributing to the discrepancy may include: activity that may have been ongoing (meaning, started earlier than 2011 and only completed within the half decade), home renovations that alter the effective building date, or that local permit numbers do not capture all building activity (some homes may not have received a permit).

**Figure 5.2a: Dwelling Type by Age of Construction & Total Dwelling Type Distribution, 2016**



Source: Statistics Canada

## Accessory Dwelling Units

In a rural context where development is often constrained by on-site water and sanitary servicing requirements, available housing types are usually limited to single-detached or manufactured homes. A way to add supply to the rural residential inventory without significant servicing constraints is the provision of accessory dwelling units (ADUs), meaning secondary dwellings (eg. secondary suites within a dwelling, residential units contained within accessory buildings, carriage homes, cottage) that can house seasonal workers, family members, or serve as long-term rentals.

The current Zoning Bylaw and South Long Beach OCP regulations permit ADUs to a maximum size of 70 m<sup>2</sup> in rural and residential zones, and land use designations where the primary use is a single-family dwelling. Other requirements include a minimum 1 ha land area required by the Zoning Bylaw, the capability of meeting all building code standards, and receiving approvals for potable water and sewage disposal.

In Electoral Area 'C', approximately 25% of all lots within the South Long Beach OCP area permit an ADU and have a minimum lot size of 0.4 ha. The ACRD anticipates adoption of amendments to the Zoning Bylaw and South Long Beach OCP in 2022, which includes reducing the minimum lot area requirement for ADUs to 0.4 hectares and increasing the maximum unit size to 90 m<sup>2</sup>. Once complete, additional forms of housing supply will be made available to Electoral Area 'C', subject to the requirements previously outlined, which could help tackle rising housing concerns developing locally and spilling over from the district municipalities.

## Campgrounds

Electoral Area 'C' is home to a few approved/legal commercial campgrounds that permit recreational vehicles (RVs) or tents to act as dwellings for temporary accommodation. These areas serve predominantly as a place to accommodate tourists, but situations may arise where seasonal workers rent campsites as an alternative to traditional rental options (whether by choice or market forces). Notable campgrounds are:

Campsite	Zone	Campsites
Surf Junction	Current – C8B (Campground Commercial) Future – C4-B (Campground Commercial)	Current – 75 Permitted – 160
Lost Shoe Campground	Current – MAC (Mixed Accommodation Commercial) Future – MU (Mixed Use)	20 campsites"
Mussel Beach Private Getaway	<b>not legally permitted under zoning</b> Current – A4 (Forest Reserve) Future – RE (Resource)	31 campsites 5 glamping huts 7 glamping tents
Wya Point Resort	Yuulu?if?ath Treaty Settlement Land	9 lodges 32 campsites 15 yurts

## **Developable Land**

Electoral Area 'C' is the largest electoral area of the ACRD, totalling approximately 4,750 km<sup>2</sup> of land, of which the South Long Beach OCP covers about 6% (270 km<sup>2</sup>). No land is within the Agricultural Land Reserve (ALR), allowing for greater flexibility of residential development; however, aside from lots in denser areas like Port Albion and Millstream, and recreational properties at Salmon Beach, much of Electoral Area 'C' is Crown land.

Approximately 15% of all lots in Electoral Area 'C' are vacant (defined as lots without buildings assessed by BC Assessment), and have rural or residential zoning to permit and accommodate residential uses. Property owners of vacant lots with appropriate zoning could apply to construct housing with a building permit. Development would be dependent on building code requirements, as well as health requirements for sewage disposal and potable water. However, it is important to note that many parts of Electoral Area 'C', such as Port Albion, do not have adequate road access, and have issues with on-site servicing, further reducing the development potential.

Given historical residential starts, it would appear potential supply is limited within Electoral Area 'C's' boundaries. Anecdotally, several local lots exist that have development potential. There have been several recent inquiries surrounding local development potential. As of October 2021, three properties were proceeding through a zoning amendment or subdivision application, potentially resulting in upwards of 48 new rural and residential lots including two development properties in the Ittatsoo Bay area that could allow for up to 46 lots.

Although approximately 50 lots in Millstream are connected to the Millstream Water System, this area is mostly built to capacity, and most properties generally do not meet the minimum lot size requirement to have an accessory dwelling unit as an additional form of housing. Additionally, the current Official Community Plan is fairly restrictive in terms of minimum lot size requirements for the subdivision of land, however, adoption of proposed updates (anticipated in 2022) will likely increase the development potential of areas of Electoral Area 'C', such as Port Albion with larger lots sizes.

It is also important to note that there are approximately 380 lots in Salmon Beach, which include a current build-out of a few hundred cabins and RVs. Zoning in this area only permits seasonal recreational use, for which a dwelling cannot be occupied for more than 180 days per year. This zoning does not support long term housing in Electoral Area 'C'.

## **5.3 RENTAL HOUSING**

The Canadian Housing & Mortgage Corporation (CMHC) conducts an annual Rental Market Survey to estimate rental market strength. The survey collects samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market (see Glossary). Only Port Alberni meets CMHC's criteria among all ACRD communities, leaving a considerable gap about the cost of renting in small municipalities and rural areas.

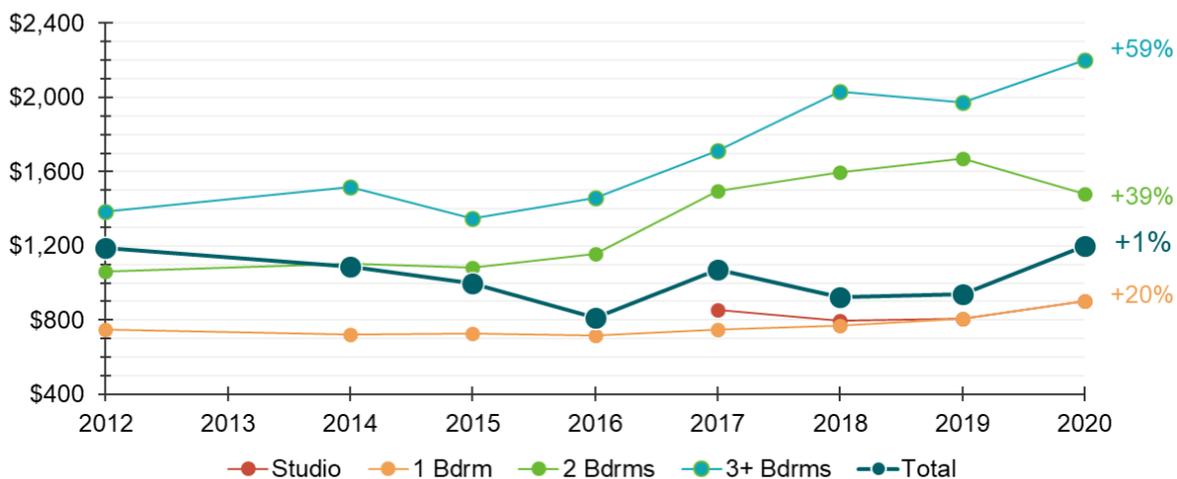
Thankfully, the Coastal Family Resource Coalition, a multidisciplinary network of health and social service providers, has put time and effort into scanning local classified ads for rental units, collecting unit rents and characteristics within the Districts of Tofino and Ucluelet since 2012. Unfortunately, similarly detailed data is unavailable for Electoral Area 'C'. Nevertheless, Tofino and Ucluelet data offers a glimpse at what the overall trends in rental housing prices may be in the West Coast and what residents may expect if they were considering renting in either district. Figures 5.3a summarizes the change in rents by unit size.

Since 2012, overall rent prices may have grown 1% (in 2020 dollars). Comparing solely to 2012 does not paint the whole picture, as local data would suggest there was a dip in prices in 2016, which has since rebounded. From 2016 to 2020, the median rent rose 73%.

The main contributor to the irregular overall trend is how the sample rents are distributed. Since 2012, about 54% of collected rents were for 1-bedroom units, 22% were for 2-bedrooms, and 21% were for 3+ bedrooms.

If we solely look at trends by unit size, we see that rents for 1-bedroom may have increased 20%, 2-bedrooms 39%, and 3+ bedrooms 59% since 2012.

**Figure 5.3a: Tofino & Ucluelet, Historical Median Rent Prices (2020 dollars), % Change '12-'20**



Source: Coastal Family Resource Coalition

## 5.4 HOMEOWNERSHIP / RESIDENTIAL REAL ESTATE MARKET

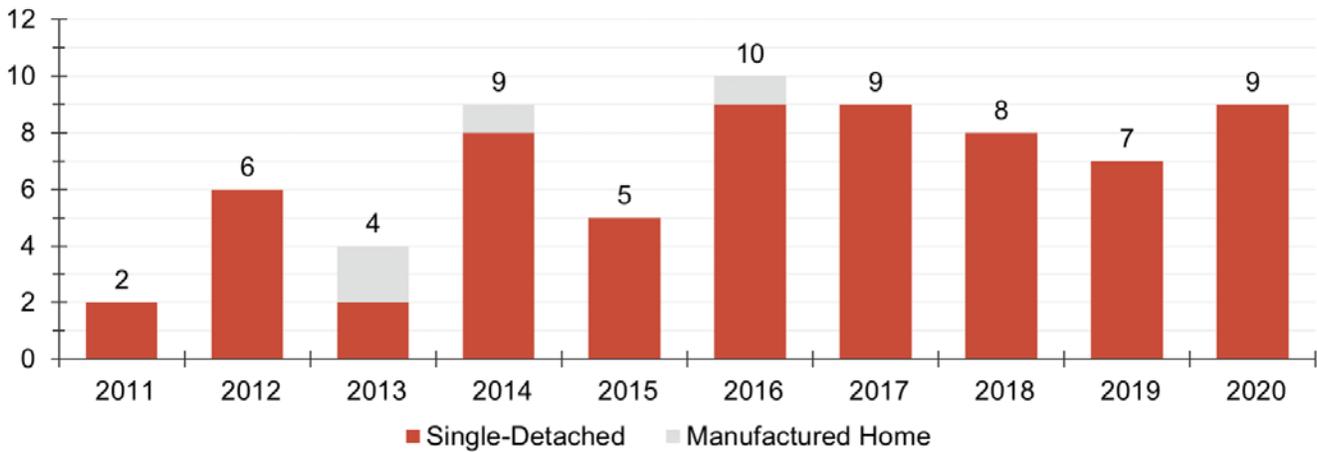
The real estate market refers to the buying and selling of land and buildings, mostly by individuals or companies who seek stable, permanent tenancy or investment opportunities. Many factors play into the health of the market, including dwelling prices and sales volumes. With access to high level BC Assessment data, we are able to report on these two topics at the local level.

### Sales Activity

Residential sale volumes over the last decade show fluctuating activity in the first half and more consistent totals in the second. The highest year of real estate transactions occurred in 2016 with 10 home sales. On average, 7 homes changed hands annually.

Since 2011, single-detached homes have made up about 94% of sold properties. Only manufactured homes were also available, making up the remaining 6%.

**Figure 5.4a: Historical Sales Volumes**



Source: BC Assessment

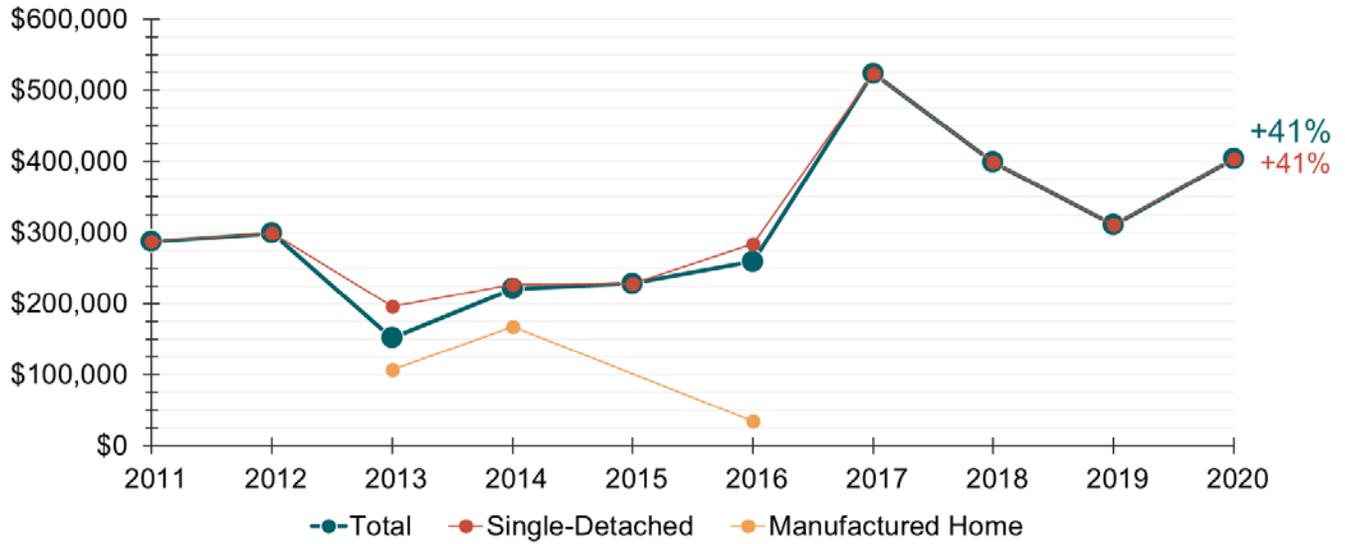
### Sale Prices

BC Assessment reports sale prices for multiple dwellings types. Figure 5.4b shows what the average price is per dwelling type, and the percent change (in 2020 dollars) from 2011 to 2020.

Overall, Electoral Area 'C' home prices appreciated 41% since 2011 (about \$287,400 to \$403,900). Single-detached homes are the main contributor to the overall price, with some influence by manufactured homes between 2013 and 2015.

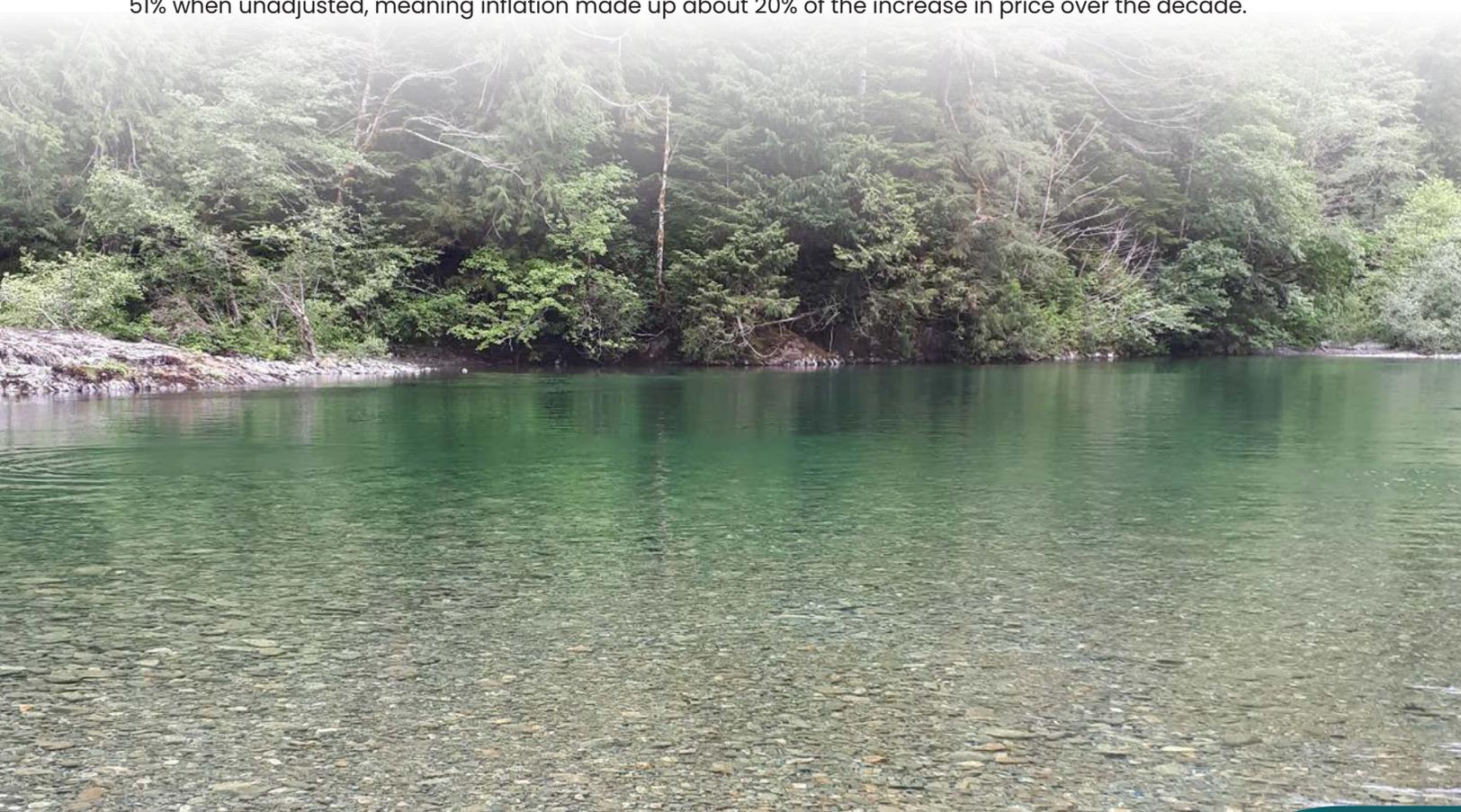
Data suggests that price appreciation has not been consistent on an annual basis, with a dip in 2013 and a sizeable jump in 2017. With small sales volumes, small collections of high- or low-priced housing in any given year can have a noticeable influence on the median.

**Figure 5.4b: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20**



Source: BC Assessment

Adjusting prices for inflation (i.e. reporting in 2020 dollars) allows the reader to understand the actual overall appreciation or depreciation in housing in real terms (or values that are comparable without the consideration of increases or decreases in the value of money in the larger economy). For instance, overall prices increased 51% when unadjusted, meaning inflation made up about 20% of the increase in price over the decade.



## 5.5 ANTICIPATED HOUSING DEMAND VERSUS HISTORICAL ACTIVITY

Demand projections (based on historical data) suggest that the demand for housing across Electoral Area 'C' may grow by at least 110 units (occupied by usual residents) between 2016 and 2026. If construction starts maintain their historical pace, the rural area's dwelling stock may expand by only 33 dwellings (of various types).

First impressions of 110 units of additional demand versus 33 units of supply are that there is an imbalance in the market and that the Electoral Area may under build during that period. This a possibility; however, this assumes that construction activity will follow the historical average. Based on local government input, and approximate vacant developable land available, there is an opportunity to unlock development potential within Electoral Area 'C', which may lead to greater activity over the coming years.

For instance, ongoing (as of October 2021) zoning amendment and subdivision applications could lead to upwards of 48 more rural residential lots in the near future. There also remain development viable areas within Electoral Area 'C', including around or within Ittatsoo Bay (upwards of 75 lots). Furthermore, with upcoming amendments to the Zoning Bylaw and the South Long Beach OCP, the accessory dwelling unit inventory could grow noticeably, contributing to the rental stock that may be in greater demand over the coming years.

It is also important to note that population, household, and demand projections are based off of a blend of local historical trends and West Coast CHSA projections. Given that Electoral Area 'C' reported a massive increase from 2006 to 2016, it is possible that projections overshoot how many households may move to the area (specifically, as it relates to the inclusion of households from Ty-Histanis, which technically became part of the Esowista boundary prior to the 2016 Census).

## 5.6 SHORT-TERM RENTALS

Nightly and weekly accommodation rentals on residential properties within the ACRD are increasing due to a rising demand from visitors to spend time in the region. These rentals, known as Short Term Rentals (STRs), offer an opportunity for homeowners to participate in the growing tourism economy. However, incompatibility issues exist, particularly in residential areas not zoned for said use.

After a series of public consultation initiatives regarding STRs in 2017, the ACRD adopted that a Temporary Use Permit (TUP) would be required to legally operate a STR. As of Fall 2021, five Electoral Area 'C' properties have an issued TUP for their STRs, two of which applied for renewal. One application was under review.

In 2018/2019, the ACRD manually researched STRs on sites such as AirBNB and VRBO, identifying a list of about 100 illegal STRs across the six Electoral Areas. The list includes approximately 15 illegal units in Electoral Area 'C' where the property zone is residential but the unit does not have a valid permit. More units likely exist, more so now in response to a worsening overall housing shortage across the West Coast Region (with some overflowing from Tofino and Ucluelet).

An important note is that there exist properties within Electoral Area 'C' that have Cottage Residential (RC) zoning. Said zone permits cottage as an accessory use for temporary accommodation. No temporary use permit would be required to operate an STR in these areas given that a short-term accommodation is expressly permitted. At the time of this report, many properties remained underdeveloped (they can build cottages but have not).

## 5.7 NON-MARKET HOUSING

BC Housing provides annual counts regarding the provision of non-market housing within communities and across regions like the ACRD. The data, collected in March 2021, details the total persons or households using forms of emergency shelters, transitional and assisted living, independent social housing units, or private market rental assistance programs. The following subsections summarize the current stock of these facilities and program offerings and number of waitlists corresponding to population need.

The vast majority of non-market housing programs and facilities centralize within urban centres (like the City of Port Alberni). Given that rural residents may seek out these urban centres, we do elect to include totals from the ACRD.

### Facilities & Programs

As of March 31, 2021, the BC Housing supports emergency shelter or homeless housing for 155 people in the ACRD. This includes 135 units for those needing transitional housing and assisted living, and 218 units of independent social housing. In March, 274 individuals or households received rental assistance for private market dwellings, 73% of whom were seniors or Elders.

The City of Port Alberni’s non-market housing contributions make up 90% of ACRD services. The remaining 10% share is distributed across the district municipalities and electoral areas. According to BC Housing, Electoral Area ‘C’ offers no non-market housing units and does not have any residents receiving rental assistance. Figure 5.7a shows how many people/households benefited from non-market housing across the ACRD (no units exist within Electoral Area ‘C’).

**Figure 5.7a: Non-Market Housing Facilities & Programs, March 31 2021**

#### Alberni-Clayoquot Regional District

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
92	40	23	155	79	40	16	135	118	100	218	46	199	29	274	782

Source: BC Housing

### **Non-Market Housing Waitlist**

As of June 2021, the BC Housing wait list had 109 total applications from ACRD residents that had not yet been fulfilled, including: 64 families, 10 residents with disabilities, and 17 seniors. Like for services, the greatest visible demand comes from Port Alberni (91% of applications). Based on available information, there were no applicants residing in Electoral Area 'C'.

The totals provided only reflect active applications with BC Housing and do not represent the true total of people who can or should be accessing services but are not, either due to stigmatization of accessing services or feeling disheartened by long wait list numbers or times. The unavailability of options in rural communities also serves as a deterrent to applying to urban services, especially when social (family and friends) supports may not be in these urban centres or if residents simply wish to remain in their community (like seniors aging in place).



## 6 Housing Need

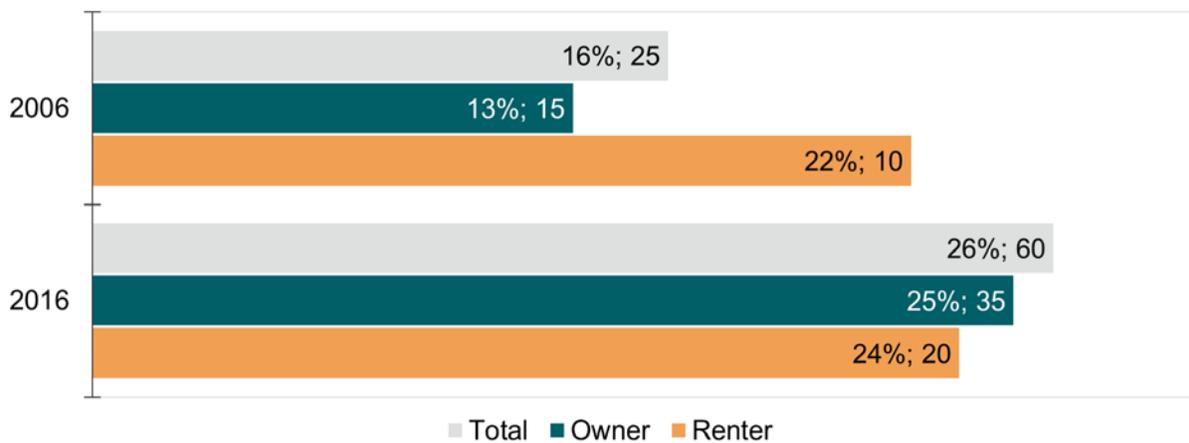
Statistics Canada defines housing need using three set of criteria: suitability, adequacy, and affordability. The Glossary section provides definitions for each of these; however, a quick guide is that unsuitable means overcrowded, inadequate means a home requires major repair, and unaffordable is when shelter costs exceed 30% of before-tax household income. If any household experiences one or more of these criteria, Statistics Canada classifies them as living in "Core Housing Need," the catchall metric for housing hardship.

### 6.1 HOUSING NEED CRITERIA

#### Affordability

In 2016, Statistics Canada reported that 60 Electoral Area 'C' households lived in a home that put them outside their financial means. In other words, 26% of households allocated more than 30% of their before-tax household income to shelter costs. Both the number and share of households experiencing affordability issues represent an increase from 2006 (25 and 16%)

Figure 6.1a: Unaffordable Housing by Household Tenure



Source: Statistics Canada

Renter households are more likely to deal with the burden of unaffordable housing. About 24% of renter households (20 total) paid more than 30% of their income versus about 25% of owners (35 total).

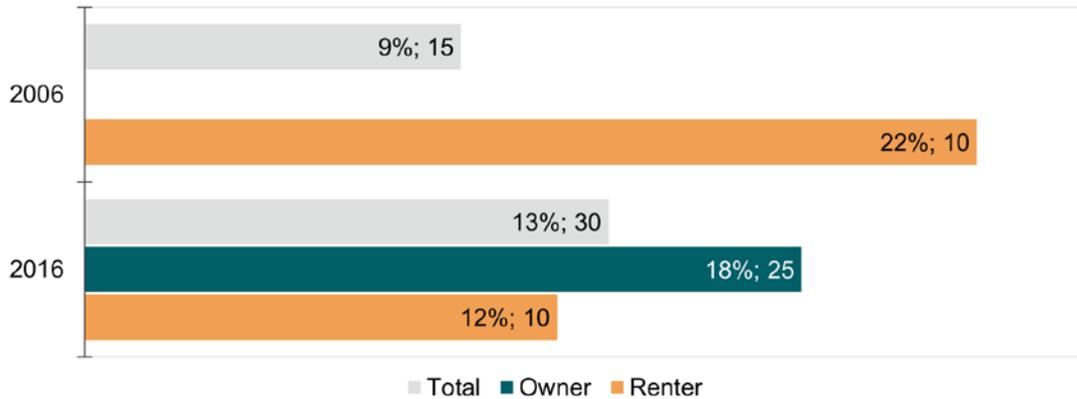
Typically, there is a large gap between the rates of unaffordability of owner and renter households, with the former reporting better conditions. Electoral Area 'C's 2016 rates show little discrepancy between the two tenures, likely attributed to the overall elevated prevalence of younger, single person / roommate households. For added context, the ACRD's owner and renter household rates of unaffordability were about 13% and 44%, respectively.

Readers may notice that the total and percent of overall households living in unaffordable conditions surpasses the aggregate of owner and renter households. This discrepancy is due to Statistics Canada's random rounding practice.

**Adequacy – Prevalence of Major Repairs**

In 2016, Statistics Canada reported that 30 Electoral Area 'C' households lived in a home that needed major repairs, or 13% of total households. The number and share of inadequate homes represent a decade increase from 15 and 9% in 2006.

**Figure 6.1b: Inadequate Housing by Household Tenure**



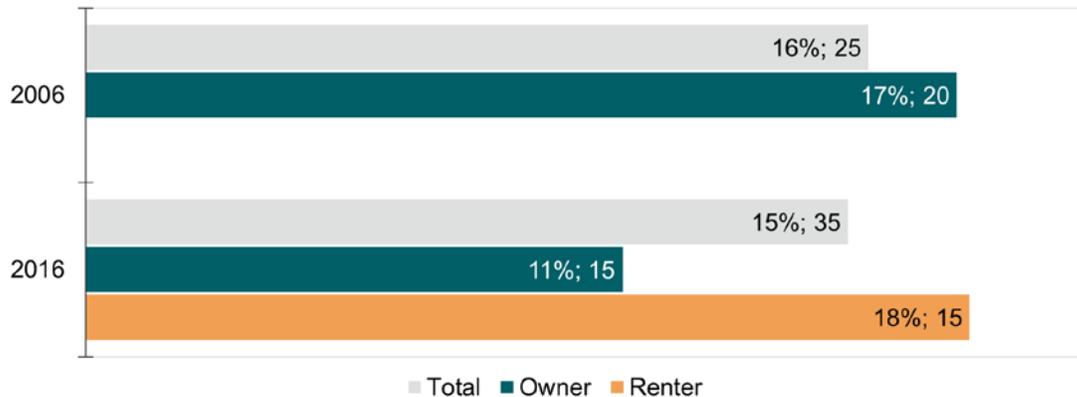
Source: Statistics Canada

Housing inadequacy is predominantly a function of the housing stock's age (the older the property, the greater likelihood of needing repair). Electoral Area 'C' appears to have a proportional rate of marginally lower dwelling quality compared to the ACRD overall (9%).

**Suitability – Overcrowding**

In 2016, 35 Electoral Area 'C' households lived in a home that was too small for their needs, or 15% of total households. The share of unsuitable homes represent a decade decrease from 16% in 2006 but a numerical increase from 25. Unsuitable dwellings appeared to affect renter households to a larger degree than renters in 2016, the opposite of 2006 trends.

**Figure 6.1c: Unsuitable Housing by Household Tenure, 2016**



Source: Statistics Canada

## 6.2 CORE HOUSING NEED

If a household is in Core Housing Need, it means that they experience at least one of the previously mentioned hardships, but with one major difference: affordability is not only whether expenses surpass the 30% threshold. It also takes into account whether an affordable, adequate, and suitable alternative option exists in the market (given a household's needs). Put simply, Core Housing Need filters out those who voluntarily spend more money on housing because their means (generally) allow them to or those who choose to live in unsuitable and inadequate housing when their incomes facilitate otherwise. For example, a household earning \$300,000 could spend a significant portion of their income on housing, when cheaper options are available, without seriously impacting their ability to afford other necessities.

Core Housing Need may over-count total households experiencing financial hardship from housing, particularly for owner households who may pay more than they can afford to get their foot in the market, receive higher quality housing, or simply meet their nuanced family need. That said, most households in Core Housing Need do experience financial hardship.

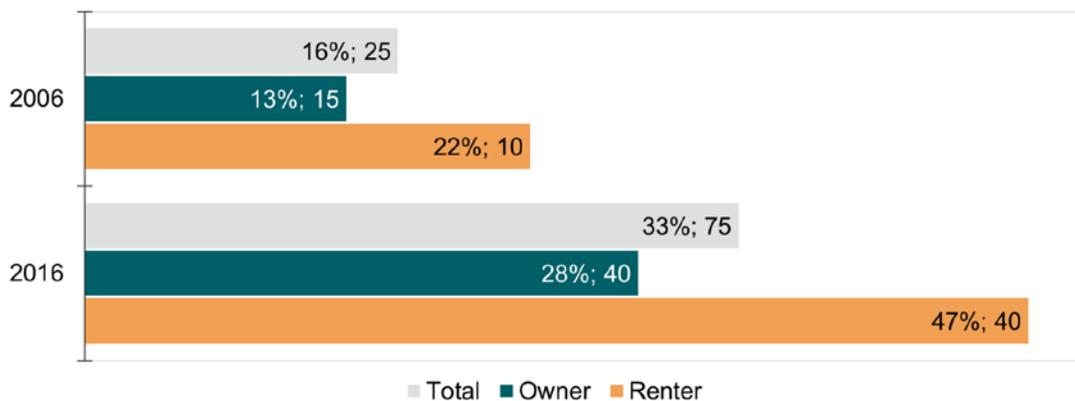
### Core Housing Need

In 2016, 33% of Electoral Area 'C' households (75) lived in Core Housing Need. Among owner households, the rate was 28% (40 households), while renter households experienced higher proportions of need (47% or 40 households).

The increase of Core Housing Need prevalence is largely due to increased rates of unaffordability and inadequacy. Any improvements were not enough to decrease overall totals.

In 2015, households in core need earned a median before-tax income of \$33,100 (about 65% of Electoral Area 'C's overall median income).

**Figure 6.2a: Core Housing Need by Household Tenure**



Source: Statistics Canada

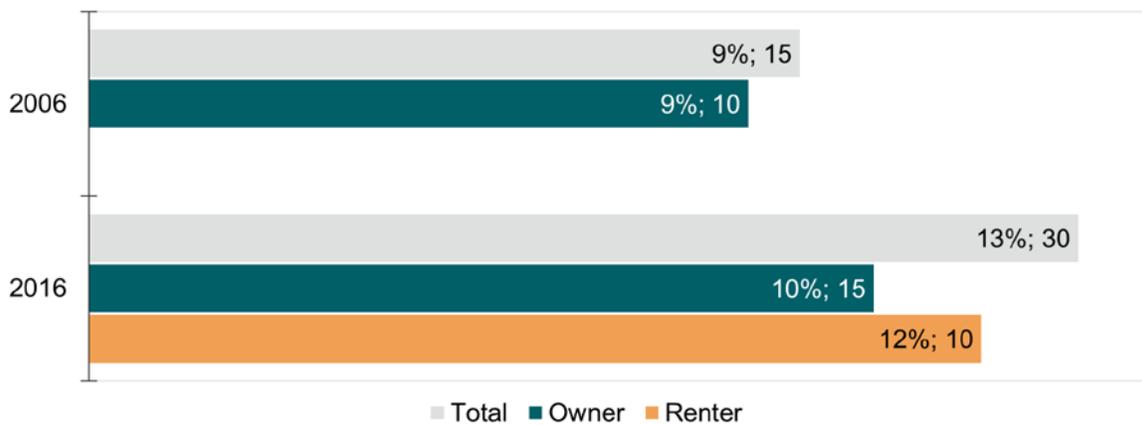
### Extreme Core Housing Need

Extreme Core Housing Need applies the same methodology as Core Housing Need, with one additional adjustment. The Extreme definition adjusts the original 30% threshold to 50% in an effort to determine how many households are facing substantial financial hardship.

In 2016, 13% of Electoral Area 'C' households (30) lived in Extreme Core Housing Need. Among owner households, the rate was 10% (15 households), while 12% of renter households (10) reported extreme core need.

Overall, the rate of Extreme Core Housing Need has increased since 2006. Both owner and renter households experienced an increase in their rates and totals over the decade.

**Figure 6.2b: Extreme Core Housing Need by Household Tenure**



Source: Statistics Canada

### Core Housing Need by Household Type & Indigenous Identity

Electoral Area data for Core Housing Need related household types and Indigenous identity is scarce due to small population sizes that result in greater impacts from Statistics Canada's random rounding. Nevertheless, data does exist for the entirety of the ACRD, shared below.

**Figure 6.2c: ACRD, Core Housing Need by Household Type & Indigenous Identity, 2016**



Source: Statistics Canada

Across the ACRD, lone parents demonstrated greatest prevalence of Core Housing Need among household types at 28%, meaning about 1 of every 4 lone parents faced financial, spatial, or quality hardship as they relate to housing. Single person / roommate households were not far behind at 27%. Couples, who often benefit from being dual income earning, experienced the lowest prevalence of hardship.

About 30% of Indigenous households were in core need. Indigenous lone parent households experienced the most elevated rate of need at 47% of households.

### 6.3 ENERGY POVERTY

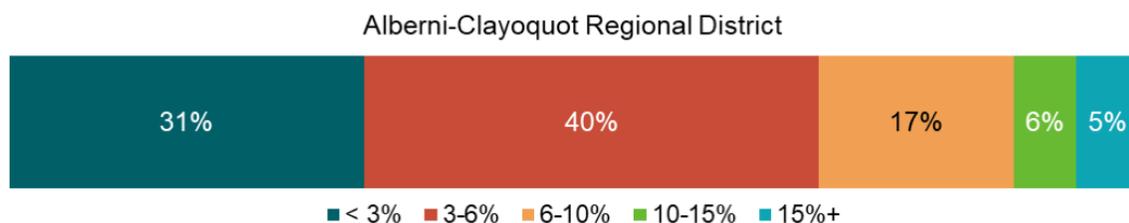
According to the Canadian Urban Sustainability Practitioners (CUSP), energy poverty refers to the experience of households or communities that struggle to heat and cool their homes and power their lights and appliances. Canadian academics consider those households that take on a disproportionate energy cost burden relative to their average after-tax income are said to be experiencing energy poverty. Three thresholds exist for energy poverty:

- 1) 6% of after-tax income when considering utilities only;<sup>3</sup>
- 2) 4% of after-tax income for fuel used for transportation; and
- 3) 10% of after-tax income for the combined of (1) and (2).<sup>4</sup> The Canadian average utility expense as a share of after-tax income is about 3%.

CUSP energy poverty initiative includes an “Energy Poverty and Equity Explorer Tool,”<sup>5</sup> which provides 2016 estimates on how many households spend a particular portion of their income on energy costs (not including vehicle gas). Figure 6.3a summarizes the results the ACRD as a whole. Data does not exist for Electoral Area ‘C’, but is available for Port Alberni and Electoral Areas B, D, E, and F. These individual communities are not in the study area but the share of households allocating certain percentages of their income to utilities is about the same across jurisdictions, indicating that study area households may have a similar experience.

Based on available geographic data, CUSP estimates that about 28% of ACRD households spent more than 6% of their after-tax income on utility expenses in 2016.

**Figure 6.3a: Household Utility Expenses as a % of After-Tax Income, 2016**



Source: Canadian Urban Sustainability Practitioners

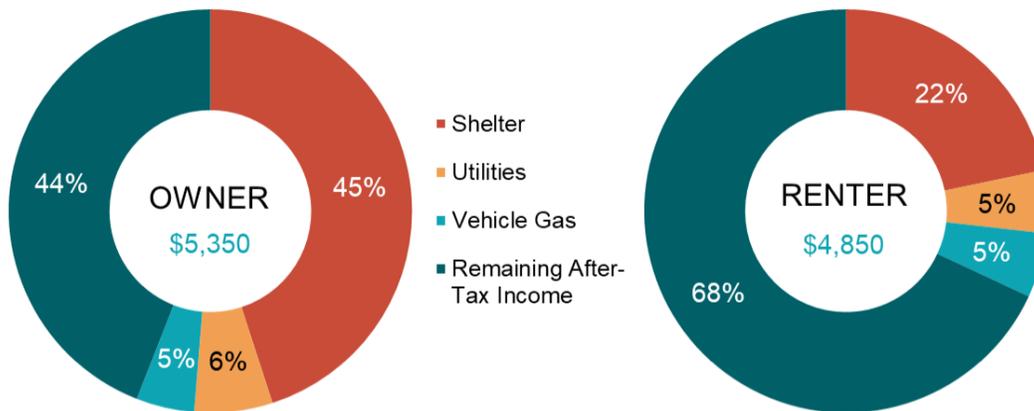
<sup>3</sup> Canadian Urban Sustainability Practitioners. (2021). The Many Faces of Energy Poverty in Canada. <https://energypoverty.ca/>

<sup>4</sup> Fraser Institute. (2016, March 15). Energy Costs and Canadian Households: How Much Are We Spending? <https://www.fraserinstitute.org/studies/energy-costs-and-canadian-households-how-much-are-we-spending#>

<sup>5</sup> Canadian Urban Sustainability Practitioners. (2021). Energy Poverty & Equity Explorer. <https://energypoverty.ca/mappingtool/>

Figure 6.3b show internally produced tenure estimates for Electoral Area 'C' combinations of data from Environics Analytics and Statistics Canada. It shows what the average owner and renter household earns after-tax every month and what percentage of that income is likely allocated to shelter, utilities, and gas.

**Figure 6.3b: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates**



Source: derived from Environics Analytics & Statistics Canada

The average homeowner potentially spends around 6% on utilities and 5% on gas (for leisure, work, or errands). Although renters generally pay smaller utility bills (efficiencies from many units in a building, smaller units, or utilities being included in rent), they must often allocate similar shares of their income as owners towards energy. Gas typically takes up a higher portion of a renter household's budget. Renters often need to drive just as far as owners, while earning less. For Electoral Area 'C', estimated 2020 owner and renter incomes are closer in value than in Tofino or Ucluelet, resulting in similar gas allocations.

The estimated average energy expense falls above the 10% energy poverty threshold (when including vehicle fuel). When separated by tenure type, the average owner pays more than 6% on utilities, while owners pay a little less.

**Figure 6.3c: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates**



Source: derived from Environics Analytics & Statistics Canada

Electoral Area 'C's utility estimates are about the same as its neighbouring municipalities; however, its average estimated incomes are lower, leading to greater shares of income being allocated to energy.

## 7 Affordability Gap Analysis

In order to perform an affordability gap analysis, this report compares real estate sales and rental data to family types and defined income categories. The income categories adapt those used by the U.S. Department of Housing and Urban Development as a means of establishing designating thresholds to identify the financial capacity of households.<sup>6</sup> The categories are as follows:

- **Very low income** – making less than 50% of median income
- **Low income** – making between 50 and 80% of median income
- **Moderate income** – making between 80 and 120% of median income
- **Above moderate income** – making between 120 and 150% of median income
- **High income** – those making above 150% of median income

The report applies the following steps to calculate affordable house and rental prices:

- 1) determine the maximum achievable income in a particular income category range;
- 2) calculate an affordable monthly rent or dwelling price for said category using CMHC's pre-July 1, 2020 maximum Gross Debt Service (GDS) ratio (35%)<sup>7</sup> – note that the GDS is mostly used for home purchases, but is used here as a metric to represent shelter costs generally (whether for an owner or renter household);
- 3) compare these calculations to median market rents and median house prices.

The tables and figures within the following sections combine multiple data sources (CMHC, Statistics Canada, Environics Analytics, and BC Assessment Each source uses different ways to collect, organize, or define its data. Although efforts have been taken to make the data as compatible as possible, results should not be taken as absolute fact; rather, they are estimates intended to illustrate a high-level trend. The following rules and assumptions were used for this exercise:

- values are rounded for readability;
- rental rates are based on data collected by the Coastal Family Resource Coalition;
- estimated dwelling values derived from an affordable mortgage payment and assumes a 10% down payment, a 25-year amortization period, and that interest rates equate to the Bank of Canada prime rate of that period (2.85% in 2015 and 2.45% in 2020);
- the ratio of owner to overall income remains the same over time to estimate incomes in 2020 (the same goes for the ratio of renter to overall income); and
- ancillary household shelter costs (e.g. utilities and insurance) will make up about one third of owner shelter costs and one fifth of renter shelter costs.

<sup>6</sup> U.S. Department for Housing & Urban Development. (FY 2021). Methodology for Determining Section 8 Income Limits. Retrieved from <https://www.huduser.gov/portal/datasets/ii/ii21/IncomeLimitsMethodology-FY21.pdf>

<sup>7</sup> Canada Mortgage & Housing Corporation. (2018, March 31). Calculating GDS/TDS. Retrieved from <https://www.cmhc-schl.gc.ca/en/professionals/project-funding-and-mortgage-financing/mortgage-loan-insurance/calculating-gds-tds>

The analysis is based on different **median** incomes, which means that results cannot speak to the experience of every household. The analysis should be read with the understanding that median figures may mask the true hardships faced by some segments of the population; this is more effectively shared through the study's engagement process and results.

**Renting**

Anecdotally, the cost of shelter has risen over the last decade across most jurisdictions. In markets of unchanging demand and supply dynamics, one would expect prices to increase by about the rate of inflation. Based on rental data collected by local West Coast governments for the Districts of Tofino and Ucluelet, it would appear that rents have risen well above inflation.

As prices have increased, the financial accessibility of rental housing has diminished. Figure 7.1a illustrates what proportion of total renter households (y-axis) can afford to rent at any given rent price (x axis) in 2015 and 2020. The vertical lines represent the median cost of a rental unit for that given year. Given the limited availability of Electoral Area 'C' data, the figure represents estimated trends across the entirety of the West Coast Region.



Source: derived from Coastal Family Resource Coalition & Statistics Canada

A rough observation of 2015 estimates suggests that 74% of renter households could afford the median West Coast studio apartment. Conversely, 26% could not. Given that the median represents the centre point of rents, this means that about 26% of households could not afford at least 50% of similar sized rental units. By 2020, estimates suggest the affordable share had fallen from 74% to 57%.

Between 2015 and 2020, renter accessibility for 1-bedroom apartments may have fallen from 70% to 39%, 2-bedrooms from 44% to 27%, and 3+ bedrooms fell from 30% to 10%.

The high-level label "Renter" does not adequately reflect the experiences of different household types or income categories. As such, Figures 7.1b and 7.1c estimate the surplus or deficits of shelter budgets for these two variables. In either table, the first column highlights the variable being measured, the first set of columns describes the difference between the median budget and the typical rental cost (green means there is budget leftover, while red means costs surpass the budget), and the last set of columns the overall estimated change in rental costs from 2015 to 2020. Budgets are based on renter incomes.

In 2020, no median family type could reasonably afford the median rental unit in the West Coast. Couples with a child(ren) were the most capable to afford a unit, with surplus budget for 2 or fewer bedroom rentals. Median female lone parents and single persons demonstrated the greatest budgetary hardship. Estimates indicate they could not afford any median rental price.

While some family types can reasonably afford their shelter more than others, the degree at which they can afford shelter has changed (and will continue to change). In 2020, shelter budgets for families living in the median rental unit tightened over a half decade. For instance, 2020 rents made up about \$460 more of a couple with children's shelter budget.

**Figure 7.1b: Household Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates**

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	-\$810	\$490	\$190	-\$90	-\$810	-\$575	\$45	-\$195	-\$115	-\$575
Couples w/o child(ren)	-\$590	\$710	\$410	\$130	-\$590	-\$530	\$90	-\$150	-\$70	-\$530
Couples w/ child(ren)	-\$250	\$1,050	\$750	\$470	-\$250	-\$460	\$160	-\$80	\$0	-\$460
Lone Parent - Male	-\$1,165	\$135	-\$165	-\$445	-\$1,165	-\$645	-\$25	-\$265	-\$185	-\$645
Lone Parent - Female	-\$1,430	-\$130	-\$430	-\$710	-\$1,430	-\$700	-\$80	-\$320	-\$240	-\$700
Singles / Roommates	-\$1,335	-\$35	-\$335	-\$615	-\$1,335	-\$680	-\$60	-\$300	-\$220	-\$680
<b>Median Rent Payment</b>	\$2,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$94,300	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

Very low and low income households experience the greatest financial hardship when accessing housing, often paying more than their reasonable shelter budget would allocate. Overall, median units have become much more expensive relative to budgets for all income levels, especially among 3+ bedroom dwellings.

**Figure 7.1c: Income Category Max Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates**

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	-\$1,285	\$15	-\$285	-\$565	-\$1,285	-\$795	-\$175	-\$415	-\$335	-\$795
Very Low	-\$1,745	-\$445	-\$745	-\$1,025	-\$1,745	-\$830	-\$210	-\$450	-\$370	-\$830
Low	-\$1,470	-\$170	-\$470	-\$750	-\$1,470	-\$810	-\$190	-\$430	-\$350	-\$810
Moderate	-\$1,100	\$200	-\$100	-\$380	-\$1,100	-\$780	-\$160	-\$400	-\$320	-\$780
Above Moderate	-\$830	\$470	\$170	-\$110	-\$830	-\$770	-\$150	-\$390	-\$310	-\$770
High	<i>Not available because no upper limit to high category</i>					<i>Not available because no upper limit to high category</i>				
<b>Median Rent Payment</b>	\$2,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$94,300	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

It is important to reiterate that the above analysis is based on estimates produced using a set of assumptions. Although the number may look specific, they are not meant to pinpoint an exact value. Rather, the existence of a surplus or deficit and the direction of change to affordability is most important as a means for identifying general trends and initiating discussion.

### First-Time Home Buyers / Homeownership

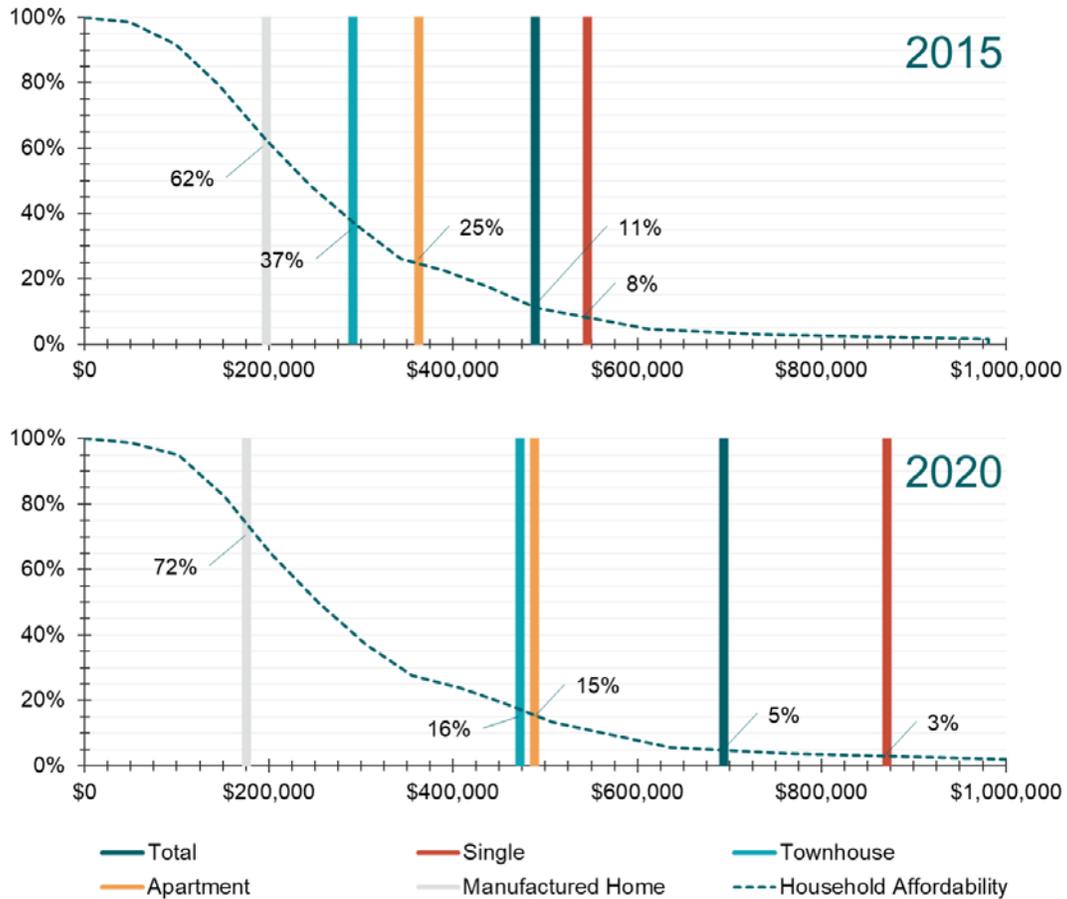
Rents have not been alone in their increase; real estate sale prices have grown rapidly over the last decade, with a notable rise over the course of 2020.

Figure 7.1d illustrates what proportion of total renter households (y-axis) can afford to buy a home at any given purchase price (x axis) in 2015 and 2020. The vertical lines represent the median cost of a dwelling type for that given year. For simplicity, this exercise does not consider whether a household has saved or can save for a down payment.

A rough observation of 2015 indicates that about 11% of households could afford the mortgage cost of the median home. By 2020, estimates suggest that this share decreased to about 5%. In other words, 95% of renter households could not reasonably afford half of the dwellings sold in the West Coast Region in 2020.

As for specific dwelling types, the proportion of households that could afford the median single-detached home may have fallen from 8% to 3%, townhouses from 37% to 16%, and apartments from 25% to 15%. Manufactured homes may have become more financially accessible over the half decade.

**Figure 7.1d: % of Renter HHs that can Afford West Coast House Prices, '15 vs '20**

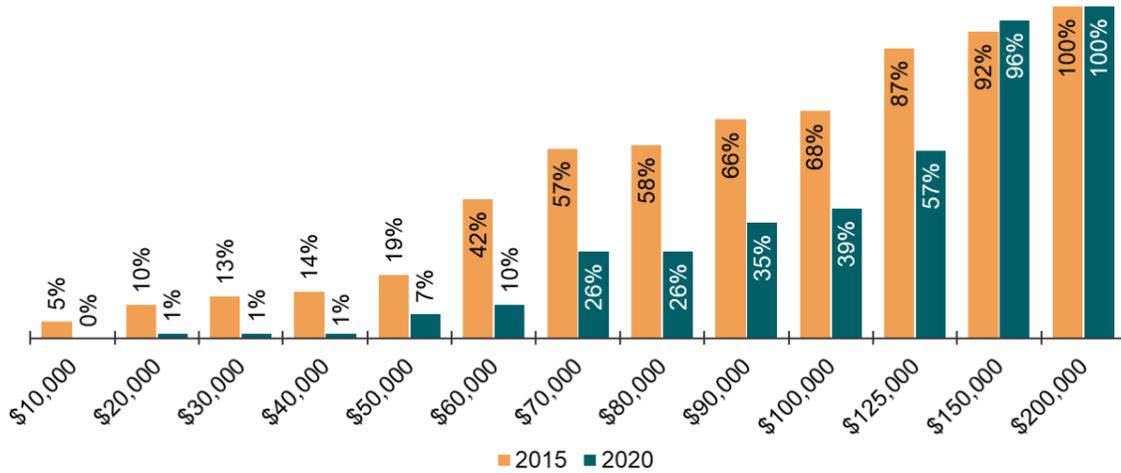


Source: derived from BC Assessment & Statistics Canada

An alternative way to discuss the change in real estate affordability is what percentage of dwellings for sale in 2015 and 2020 were affordable based on income category limits. Figure 7.1e shows this relationship at intervals based on publicly available Statistics Canada income ranges.

In 2015, an income of at least \$60,000 could afford the estimated mortgage (based on stated assumptions) of 42% of the dwellings sold across the West Coast Region. By 2020, the same income could possibly afford 10% of dwelling units. A household income of \$100,000 could afford 68% of dwellings in 2015, potentially down to 39% in 2020.

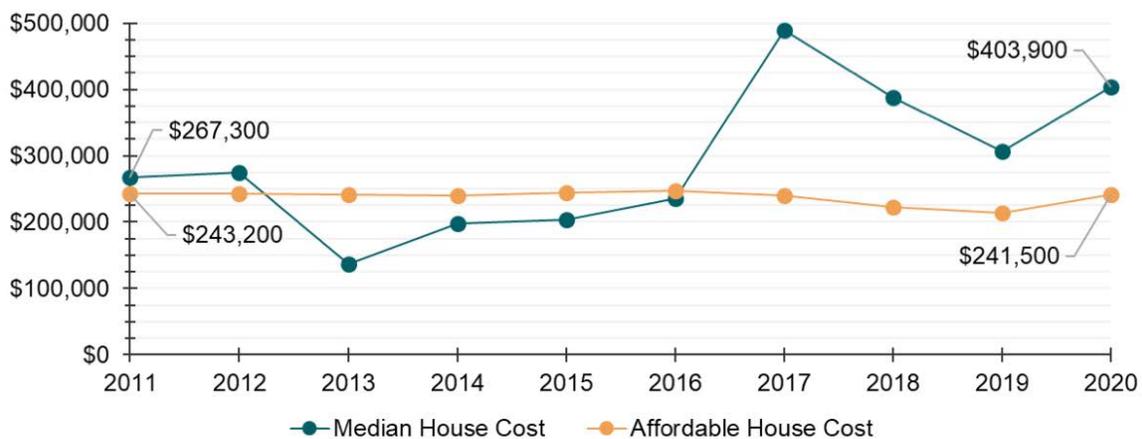
**Figure 7.1e: % of West Coast Affordable Dwellings for Sale per Income Threshold, '15 vs '20**



Source: derived from BC Assessment, & Statistics Canada

Figure 7.1f offers a different perspective on the cost of local housing by comparing the cost of the median home across the Electoral Area 'C' versus the cost that the estimated median income in a given year could afford (based on the same assumptions discussed at the beginning of this section, with the addition that the affordable cost of one year uses the prime rate of that given year). The purpose is to highlight the impact of changing incomes on affordability.

**Figure 7.1f: Electoral Area 'C', Median Home Cost vs Estimated Affordable Home Cost**



Source: derived from BC Assessment, & Statistics Canada

Generally, Electoral Area 'C' reported a greater median income than the BC median (\$50,911 versus \$69,995 in 2015). Estimates propose that over the first half of the last decade, the median household income could generally afford more house (in dollars) than what was being offered. By 2017, the median cost of housing greatly exceeded the affordable housing budget, and has not equalized since. In 2020, the median income may have only afforded a \$241,500 home, \$162,400 less than needed to purchase the median Electoral Area 'C' dwelling.

## 8 Glossary

### 8.1 DEFINITIONS

**“activity limitation”** refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems;

**“bedrooms”** refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

**“census”** means a census of population undertaken under the Statistics Act (Canada);

**“census agglomeration (CA)”** Area consisting of one or more neighbouring municipalities situated around a core. A census agglomeration must have a core population of at least 10,000;

**“census dissemination area (CA)”** is a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

**“census dissemination block (DB)”** is an area bounded on all sides by roads and/or boundaries of standard geographic areas. The dissemination block is the smallest geographic area for which population and dwelling counts are disseminated. DBs cover all the territory of Canada;

**“census division (CD)”** means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services (e.g. Alberni-Clayoquot Regional District);

**“census family”** is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

**“census subdivision (CSD)”** is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes;

**“child”** refers to any unmarried (never married or divorced) individual, regardless of age, who lives with his or her parent(s) and has no children in the same household;

**“commuting destination”** refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

**“components of demographic growth”** refers to any of the classes of events generating population movement variations. Births, deaths, migration, marriages, divorces, and new widowhoods are the components responsible for the variations since they alter either the total population or the age, sex, and marital status distribution of the population.:

**“emigrant”** refers to a Canadian citizen or immigrant who has left Canada to establish a permanent residence in another country.

**“immigrant”** refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

**“interprovincial migration”** refers to movement from one province or territory to another involving a permanent change in residence. A person who takes up residence in another province or territory is an out-migrant with reference to the province or territory of origin and an in-migrant with reference to the province or territory of destination;

**“intraprovincial migration”** refers to movement from one region to another within the same province or territory involving a permanent change of residence. A person who takes up residence in another region is an out-migrant with reference to the region of origin and an in-migrant with reference to the region of destination;

**“non-permanent residents”** refers to persons who are lawfully in Canada on a temporary basis under the authority of a temporary resident permit, along with members of their family living with them. Non-permanent residents include foreign workers, foreign students, the humanitarian population and other temporary residents;

**“core housing need”** is when housing falls below at least one of the adequacy, affordability or suitability standards and it would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all three housing standards;

**“adequate housing”** means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

**“affordable housing”** means that household shelter costs equate to less than 30% of total before-tax household income;

**“suitable housing”** means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

**“dissemination area (DA)”** refers to a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

**“dwelling”** is defined as a set of living quarters;

**“dwelling type”** means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

**“single-detached house”** means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house;

**“semi-detached house”** means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides;

**“row house”** means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not

having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses;

**“duplex”** (also known as apartment or flat in a duplex) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings;

**“apartment in a building that has five or more storeys”** means a dwelling unit in a high-rise apartment building which has five or more storeys;

**“apartment in a building that has fewer than five storeys”** means a dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys;

**“mobile home”** means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt;

**“economic family”** refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family;

**“employment rate”** means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

**“equity seeking groups”** are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups

are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

**“extreme core housing need”** has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

**“family size”** refers to the number of persons in the family;

**“full-time equivalent (FTE) student”** represents all full-time and part-time enrolments, converted to represent the number of students carrying a full-time course load. One student whose course load is equal to the normal full-time number of credits or hours required in an academic year would generate 1.0 Student FTE. A student taking one-half of a normal course load in one year would be a 0.5 Student FTE;

**“household”** refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

**“owner household”** refers to a private household where some member of the household owns the dwelling, even if it is still being paid for;

**“renter household”** refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid;

**“household maintainer”** refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer;

**“household size”** refers to the number of persons in a private household;

**“household type”** refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

**“Indigenous identity”** refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

**“labour force”** refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

**“living wage”** means the hourly amount that each of two working parents with two young children must earn to meet their basic expenses (including rent, childcare, food, and transportation) once government taxes, credits, deductions, and subsidies have been taken into account;

**“low-income measure, after tax,”** refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases;

**“migrant”** refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

**“mobility status, one year”** refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

**“NAICS”** means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

**“NAICS industry”** means an industry established by the NAICS;

**“participation rate”** means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

**“primary rental market”** means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

**“precarious housing”** means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

**“Rental Market Survey”** refers the collection of data samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market;

**“secondary rental market”** means a market for rental housing units that were not purpose-built as rental housing;

**“shelter cost”** refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services;

**“short-term rental (STR)”** means the rental of a housing unit, or any part of it, for a period of less than 30 days;

**“STR – commercial market”** refers to all short-term rental units that were active within a given time period, but are available and/or reserved more than 50% of the days that they have been active. The 50% cut off is meant to separate residents using the service to generate supplemental income from non-resident STR operators operating income/investment properties. The commercial market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

**“STR – total market”** refers to all short-term rental units that were active (meaning, reserved or available at least one day in a month) within a given time period. The total market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

**“subsidized housing”** refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

**“tenure”** refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

**“unemployment rate”** means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group;

**“vacancy”** means a unit that, at the time of the CMHC Rental Market Survey, it is physically unoccupied and available for immediate rental.

## 8.2 POPULATION ADJUSTMENTS<sup>1 2</sup>

The census defines the population to be counted and the rules by which the population is to be counted. Coverage errors occur when errors are made relative to these definitions and rules. The main sources of coverage errors include the failure to include a dwelling (and, in turn, failing to include its residents), and respondent error by not including all persons who should be included or by including persons who should not be included.

The Canadian population's 2016 under-coverage rate was estimated at 4.32% (1,557,061 persons), while the population over-coverage rate was estimated at 1.96% (707,335 persons). Thus, the Census population net under-coverage rate for Canada was estimated at 2.36%.

Under-coverage generally referred to persons who were not included as usual residents in the questionnaire that was completed for their usual residence, or persons for whom no questionnaire was completed for their usual residence. Population over-coverage is the number of excess enumerations in the census counts for persons enumerated more than once (usually twice). This error produces bias because these persons should have been enumerated only once.

Two post-census studies were carried out to estimate the 2016 Census population coverage error. The Reverse Record Check (RRC) provided estimates for population under-coverage, while the Census Over-coverage Study (COS) estimated population over-coverage.

In the RRC, a random sample of individuals representing the 2016 Census target population was selected. The 2016 RRC sample consisted of 67,872 persons in the provinces and 2,595 persons in the territories. The 2016 Census database was then searched to determine whether these persons had indeed been enumerated. The estimate of population under-coverage is based on the number of persons in the RRC sample who were classified as "missed." These persons were part of the target population for the 2016 Census, but no evidence of enumeration could be found in the 2016 Census Response Database.

In the COS, over-coverage was measured by matching the final 2016 Census database to itself, and then matching the final 2016 Census database and a list of persons who should have been enumerated according to administrative data sources. Probabilistic linkage was used for matching. Probabilistic linkage identifies matches that are close but not exact. A sample of potential duplicates was selected for each linkage, and demographic characteristics and names were examined to identify true cases of over-coverage.

Adjustments made to populations via the RRC and COS studies were applied to several geographic tiers. The lowest tier to include age cohort data was the Census Division (or the Alberni-Clayoquot Regional District).

<sup>1</sup> Statistics Canada (2019, July). Coverage Technical Report, Census of Population, 2016: 1. Estimates of population coverage errors. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap1-eng.cfm>

<sup>2</sup> Statistics Canada. (2019, October). Coverage Technical Report, Census of Population, 2016: 3. Population coverage error. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap3-eng.cfm>

As a means for estimating what the adjusted total population (and its age cohorts) would be for ACRD communities, this report applied the percentage difference between the ACRD's adjusted and unadjusted age cohort populations to the unadjusted values of individual West Coast Region communities (Census Subdivisions). Adjustments were done for 2016, 2011, and 2006 using Statistics Canada's most recently updated Census Division estimates that account for net under-coverage.

Population adjustments were only applied to population totals and were not adopted for local household data.

### 8.3 SHIFT SHARE METHOD

The Shift Share projection method is an approach that considers that both local and regional population trends have an impact on future resident totals for the local community. For instance, although a small town may have historically experienced population decline, it can benefit from anticipated growth at the regional level.

To perform the shift share, two main data points are required:

- Regional population projections, detailed to 5 year age cohorts, and
- Historical population totals (adjusted Census data), detailed to 5 year age cohorts.

Luckily, British Columbia produces their own in house population projections for several geographies, which includes the West Coast Community Health Service Area (CHSA). We used this geography as the regional comparison. Note that BC projection geographies do not include Census Subdivisions.

We then calculate the percent share of the local community relative to the region in each Census year and establish how these shares have changed between each period. For instance, the difference between the shares of 2016 and 2011 are added to the 2016 share to anticipate what it may be in 2021. We then multiply the 2021 share into the total projected population of the CHSA to determine the local total. To better visualize the math, an example process is as follows:

$$1. \frac{Local_{(pop,2011)}}{Region_{(pop,2011)}} = \frac{1,200}{100,000} = 1.20\% \qquad \frac{Local_{(pop,2016)}}{Region_{(pop,2016)}} = \frac{1,225}{105,000} = 1.17\%$$

$$2. \% \text{ share } 2021 = (\% \text{ share } 2016) + [(\% \text{ share } 2016) - (\% \text{ share } 2011)] = 1.14\%$$

$$3. \text{ If } Region_{(pop,2021)} = 110,000; \text{ Then } Local_{pop,2021} = 110,000 \times 1.14\% = 1,254 \text{ people}$$

4. Between 2016 and 2021, Region grew ~4.8% while Local grew ~2.4%.

The above calculations apply the work to only the total population for simplification. The actual method produces the above for each 5 year age cohort, which is then summed to produce a total in a given period.



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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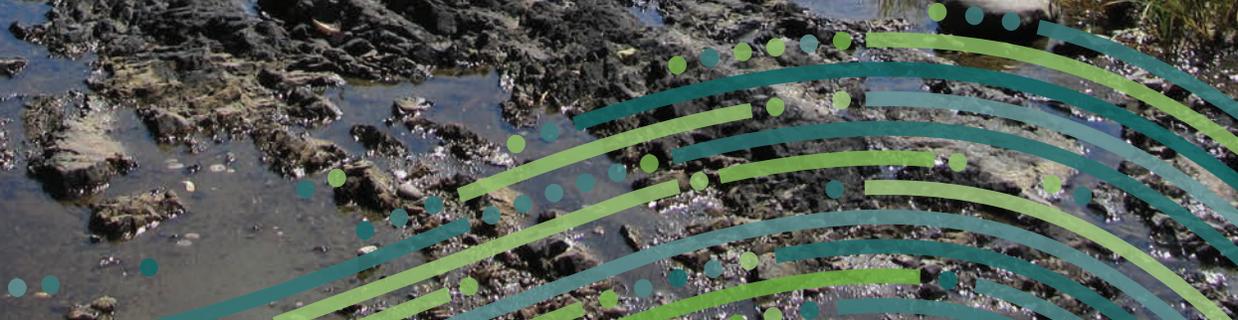


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ALBERNI-CLAYOQUOT  
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**Long Beach Electoral Area 'C'**  
**Housing Needs Report**  
**Alberni-Clayoquot Regional District**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX A:**  
**REGIONAL ENGAGEMENT SUMMARY –**  
**ALBERNI-CLAYOQUOT REGIONAL DISTRICT**  
**ELECTORAL AREA 'C' (LONG BEACH)**



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## ABOUT THIS REPORT

The West Coast Housing Need and Demand Study Regional Engagement Summary Report summarizes what we heard from July to October 2021 as part of the Regional Housing Need and Demand Study planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, council presentations, and community surveys. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

## ENGAGEMENT OBJECTIVES

Community engagement was a key component of the West Coast Housing Need and Demand Study. Beginning in July 2021 and ending with the close of the final online survey in October 2021, M'akola Development Services and staff from the participating governments hosted and conducted a variety of engagement events including preliminary findings presentations at council meetings, focus groups, key informant interviews, and multiple online surveys. Objectives for the engagement process included:

### 1) Collect Additional Data

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will illustrate quantitative findings and give the participating municipalities, First Nations governments, and Regional Electoral Area information about the people affected by housing, rather than just numbers.

### 2) Ground Truth Data Findings

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

### 3) Identify Knowledge Gaps to be Filled in Order to Address Current and Arising Housing Need and Demand

Qualitative information about resident individuals and groups that may be facing a housing crisis helps to identify and fill in key knowledge gaps to help inform recommended additions to the existing housing stock which would assist in alleviating the critical shortages (current need), as well as measures to keep pace with the community as it grows (arising need/demand).

### 4) Gather Ideas Around Best Practices and Unique Solutions to Address Current and Predicted Areas of Housing Need

Community engagement helps the researchers meet members of the community and professionals whose work intersects with housing in the region, to observe the changes in need and demand over recent years, finding out what's working and what's not. This informs recommendations that are grounded in each community's unique but interconnected housing trajectory.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

## LEVEL OF ENGAGEMENT

Through the West Coast Housing Need and Demand Study, the project team engaged with stakeholders, Treaty and non-Treaty First Nations, Municipal, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation's (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate	Empower
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the project leaders, District/Nation staff, and elected officials.
West Coast Stakeholders & First Nations		<ul style="list-style-type: none"> <li>• Citizens/Residents /Public</li> <li>• Local businesses and employers</li> <li>• Island Health</li> <li>• Alberni Clayoquot Health Network</li> <li>• Housing Authorities</li> <li>• Education Providers (School District 70)</li> <li>• Tourism Organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Elected Officials</li> <li>• First Nations Hereditary Leaders</li> </ul>	<ul style="list-style-type: none"> <li>• Regional District, District, and Nation Staff</li> </ul>	

## ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and participating community Staff, Covid-19 affected the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system.

Despite restrictions and challenges, the project team was able to travel to the West Coast Region twice in August and September for focus groups and meetings with staff.

## ENGAGEMENT OPPORTUNITIES

### PROJECT TEAM KICK-OFF INFORMATION SESSION

As a kick-off to the Housing Need and Demand Study, staff from the participating governments were invited to an online focus group session hosted by staff from M'akola Development Services and Turner Drake & Partners Ltd. The goal of the session was to introduce key partners to the study and get input on elements and goals for the process. Participants were given a 30-minute presentation on the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing and then participated in a 30-minute discussion on various aspects of housing in their communities. Participants were asked to provide input on housing needs and trends within in their departments and to discuss opportunities for local and First Nations governments to respond to identified housing challenges. Findings from this session informed further engagement design and are included in the overall focus group analysis in the next session.

### COUNCIL PRESENTATIONS AND SURVEY

Throughout the project, staff from M'akola Development Services presented virtually at the participating Districts of Tofino and Ucluelet council meetings. Similar to the information session for municipal staff, the presentations included a description of the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing. Preliminary data tailored to the community was also presented and Councils were asked for feedback and initial impressions of the statistics. Councils were given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meetings. The project team also distributed a questionnaire for members of the participating Councils and Boards at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. Answers to the questionnaire and interview responses informed engagement design and gave the project team an idea of important issues they could expect to come up in conversations with community members on the West Coast.

### HOUSING SURVEYS

The West Coast Housing Need and Demand Study Community Survey and West Coast Housing Need and Demand First Nations Community Survey were designed to fill quantitative data gaps and capture housing experiences on and off Treaty Settlement and Reserve Lands, from as many as possible throughout the region. The Community Survey, targeted to residents living in Tofino, Ucluelet, and ACRD Electoral Area 'C', opened in July 2021 and was available through the TalkTofino website for approximately six weeks, closing mid-September 2021. The consulting team utilized existing local distribution channels, such as social media pages and community newsletters, and sent handbill images to local governments to be used on websites and other digital communications. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks.

Budget was also allocated to advertisements in regional and area newspapers. After consulting with partnering government staff, the project team determined that the papers with the most appropriate regional distribution were the Westerly News and the Alberni Valley News. Advertisements appeared in August and September editions and drove a pronounced increase in survey response rates.

Response to the community survey was better than expected. Five hundred and eight community members filled the Tofino/Ucluelet/Area 'C' survey, and the vast majority of respondents completed all questions and left detailed long form responses.

**HOUSING NEEDS SURVEY  
AVAILABLE NOW!**

Tla-o-qui-aht First Nation, Toquaht Nation, and Yuutu?it?ath Government are completing a Housing Needs Report to better understand housing challenges across our communities.

**We need your help!**

Please complete the online survey to help us understand how your housing needs are changing.

**SURVEY AVAILABLE UNTIL  
OCTOBER 3 AT:  
[www.letsconnectacrd.ca/wc-fn-hnr](http://www.letsconnectacrd.ca/wc-fn-hnr)**





*Survey advertisement that appeared in the Ha-Shilth-Sa Newspaper.*

**WEST COAST  
HOUSING NEED &  
DEMAND STUDY**

A housing study is being completed to better understand current & future housing needs across the West Coast Region.

**Take the Long Beach Electoral Area 'C', District of Tofino & District of Ucluelet survey:  
<https://talktofino.ca/housing>**

**Take the Toquaht Nation, Ucluelet First Nation & Tla-o-qui-aht First Nation survey:  
[www.letsconnectacrd.ca/wc-fn-hnr](http://www.letsconnectacrd.ca/wc-fn-hnr)**

The First Nations Community Housing Survey was advertised in the Ha-Shilth-Sa community newspaper, on Facebook, and in the Westerly and Alberni Valley News. This survey was available through the ACRD Let's Connect website and opened in August 2021 and was extended to be available for approximately eight weeks, eventually closing on October 3, 2021. The consulting team utilized existing local distribution channels, such as social media pages.

Additionally, in direct response to concerns raised by key informants of the unique challenges of seasonal workers and the local tourism and hospitality industry, MDS distributed a survey designed to identify key concerns of this important sector, whose housing needs can be more challenging than those of those in other sectors. This survey opened in September 2021 and was available through the TalkTofino website for approximately four weeks, closing in late September, 2021. The consulting team distributed the Hospitality and Tourism Housing Survey through the Ucluelet Chamber of Commerce, Tofino Chamber of Commerce, Tourism Tofino, and Tourism Ucluelet networks.

See **Appendices A and B** for the full list of survey questions.

*Survey advertisement that appeared in the Alberni Valley News.*

## KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers and community leaders who work primarily with community members who are struggling to find affordable, supportive and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 45 and 90 minutes depending on the interview subject. In consultation with planning staff from the participating governments, the consulting team selected key informants based on the following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area and had to collectively represent all areas and communities within the participating Municipalities/Electoral Area 'C'/First Nations Governments.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work with community members struggling to find or maintain affordable and adequate housing.
- 4) Informants should be able to understand or work with market housing and local government bylaws that govern development.

See the next section of a list of participants and **Appendix C** for interview questions.

## FOCUS GROUPS

Focus groups or roundtable discussions typically were held with smaller groups, usually between 2-4 participants each, but up to 20 depending on the format or availability of regional actors. These engagement events provided an opportunity for deeper discussion amongst different organizations about the challenges and opportunities of the current housing environment. The aim was to identify regional and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. These discussions helped to establish the foundation for data collection, particularly in those communities that had minimal database data available. Sessions consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region. Focus group questions and discussion prompts are included in **Appendix D**.

## WHAT WE HEARD

## ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online Survey, Direct Link sent to Councillors, Directors, and other Elected Officials	12

The electoral officials survey received **twelve responses** from elected officials representing West Coast communities. The survey was administered online through the Alchemer platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 4 week period. The survey was distributed through direct emails to elected officials and was advertised at project presentations to the Councils.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members the project team should contact as part of the engagement process. Officials were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

## OPEN ANSWER QUESTIONS

**What are some of the key housing issues being faced by members of your community?**

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- Lack of Affordable Housing

“We have a limited number of rental units and even fewer lots available for fee simple purchase.”

“Attainable housing especially for essential workers. There is just nowhere to rent, let alone purchase for those wanting to buy their first home.”

“Not enough housing in general to support the community, businesses, essential services and employees, lack of affordable housing, housing security issues (ie. active market, long term rentals being changed into short term rentals, etc.)”

“Limited rural rental stock.”

- Aging Population and Ability to Age in Place

“Lack of housing stock for older people looking to downsize & stay in the community.”

- Rising Property Taxes and Cost of Construction

“Property tax increases have had a major impact on people in the rural community - nearby bare land lots have recently sold for greatly increased amounts (mostly to recreational / second home buyers) which has pushed taxes higher for the year-round residents who purchased their lots for much less, several years ago. Build costs have substantially increased (due to remoteness and availability of materials), and some of the community are worried they could be priced out of the area due to tax increases alone - many of the bare land lots are sold without services such as wells or septic fields so some properties have been developed without basic services in place.”

- Increase in Unsafe Living Conditions and People Living in RVs

“There has been an increase in people camping long term on the back roads - many in seasonal, lower income jobs and unable to afford rental accommodation in Tofino or Ucluelet. Some property owners are providing long term rental space for people living in RVs.”

“Inadequate housing (unhealthy, condemned, poorly maintained etc.)”

- Proliferation of Short-Term Rentals Impacting Affordability

“Commercial use of residential homes (staff housing as well as STRs.)”

**Do you think there are specific resources or strategies that would help members of your community meet their housing needs?**

Key themes of responses have been broken out here:

- Regulate Short-Term Rentals

“restrict vacation rentals to principal residence only, any future development should be 30% affordable to get approval”

“reduce STRs through policy, buyback, other creative options”

“Reducing the number of short term rentals could help increase the number of long term rentals.”

- Increase Non-Market Housing Options

“Supporting Tofino Housing Authority Initiatives.”

“Non-market and rental staff housing.”

“B.C. housing and more development to meet the demands which in turn will bring down the housing prices”

- Encourage Denser Housing Where Appropriate and Support Alternative Housing Tenure Options

“We need more multi-family housing stock: townhouses, row housing, apartments, duplexes/fourplexes.”

“Zoning to allow for tertiary buildings, with only residential occupancy. Increased density on appropriately zoned properties. TUPs for "trailers" to address seasonal housing issues.”

COMMUNITY HOUSING SURVEY – ACRD AREA C

Date	Location	# of Engagements (approx.)
July to September 2021	Online via TalkTofino Website	28

The community survey received **28 responses** from individuals living in Electoral Area C of the Alberni-Clayoquot Regional District (ACRD). ACRD Staff and the project team promoted through the survey through social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey, including spelling and grammatical errors. Unless otherwise indicated, any emphasis or additional punctuation was added by the respondent.

RESPONDENT DEMOGRAPHY

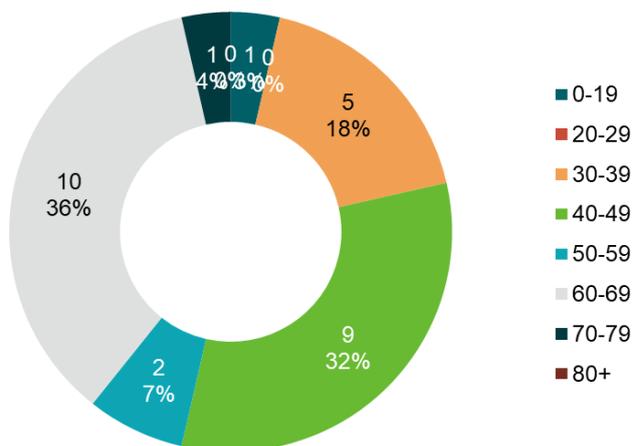
**Do you identify as First Nations, Inuit or Metis?** Five (5) respondents (17.9% of respondents) indicated that they identified as First Nations, Inuit or Métis. Of those who responded “Yes”, two (2) indicated they were Métis and one (1) indicated they were Tla-o-qui-aht. Two (2) respondents did not indicate that they belonged to a specific Nation or Family Group.

**To what age group do you belong?** About 32% of respondents were between 40 and 49 years of age. About 18% were between 30-39 and 36% were between 60-69. The median age of respondents was about 47 years of age, older than the 2016 median age of Area C, which was 34.8 years.

Residents of Area C aged 20 to 64 made up approximately 65% of the regional population in 2016 but accounted for about 75% of survey respondents indicating a higher than proportionately expected response rate amongst non-senior residents.

The median age of owner respondents was 61 years while the median renter respondent was only 38.

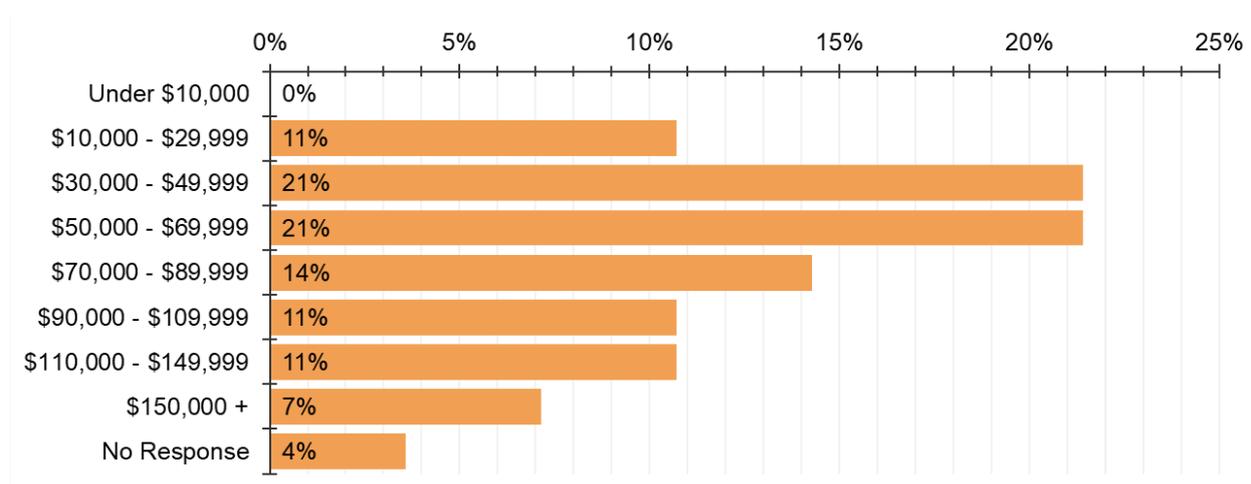
Figure 1: Age Distribution of Respondents



**What is your approximate annual income (before tax)?** Approximately 29% of survey respondents had an approximate annual income (before tax) of \$90,000 or more while 32% of respondents reported an annual income of less than \$50,000. The median annual income of respondents was about \$82,000, in line with Statistics Canada’s reported 2015 median income for Area C of \$ 50,911.

Renter respondents earned a median income of about \$50,000 per year while the median owner respondent earned about \$85,000 per year. In 2015, Statistics Canada reported that the median owner household earned \$65,390 and the median renter household earned \$36,662 in Area C, indicating a degree of self-selection. Lower income households are more likely to experience housing hardships, and therefore are more likely to be engaged with Regional housing initiatives.

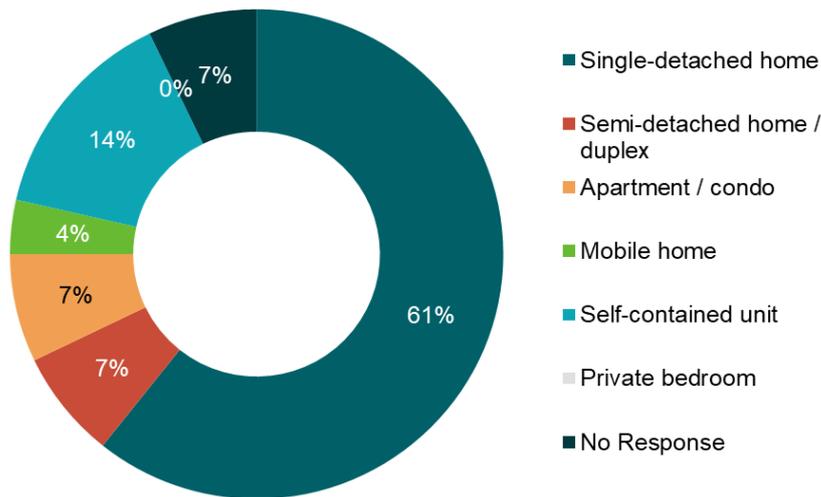
Figure 2: Approximate annual household income (before tax)



RESPONDENT HOUSEHOLDS

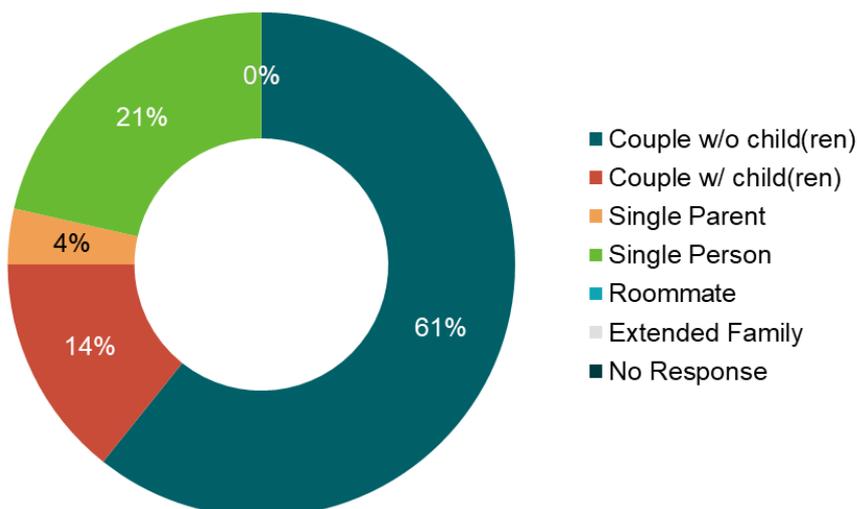
**What type of housing do you live in?** Just under two thirds of respondents (61%) indicated that they lived in a single-detached home. Three percent (4%) indicated that they lived in mobile homes, 14% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.), 7% lived in apartment buildings or condos, and 7% lived in semi-detached homes. Of the survey respondents, no respondents lived in a private room with shared bathroom and kitchen spaces. 7%, responded “other or no response”, which included: living in RVs, primitive cabins, or living with relatives.

Figure 3: Respondent Housing Types



**How would you describe your household?** Most respondents (75%) indicated that they lived in a couple household. About thirty three (61%) of respondents were couples without children and 14% were couples with children. About 21% of respondents said they lived on their own, 4% were single parents with children, no respondents lived with roommates, and no respondents lived with extended family.

Figure 4: Respondent Household Types



**Do you rent or own your housing?** Most respondents (66%) indicated that they owned, while 33% indicated they rented. This differs from the proportions of renters (35%), and owners (65%) across the District, indicating additional self-section amongst respondents. Renters are more likely to be in a challenging housing situation and therefore are more likely to be engaged with housing issues.

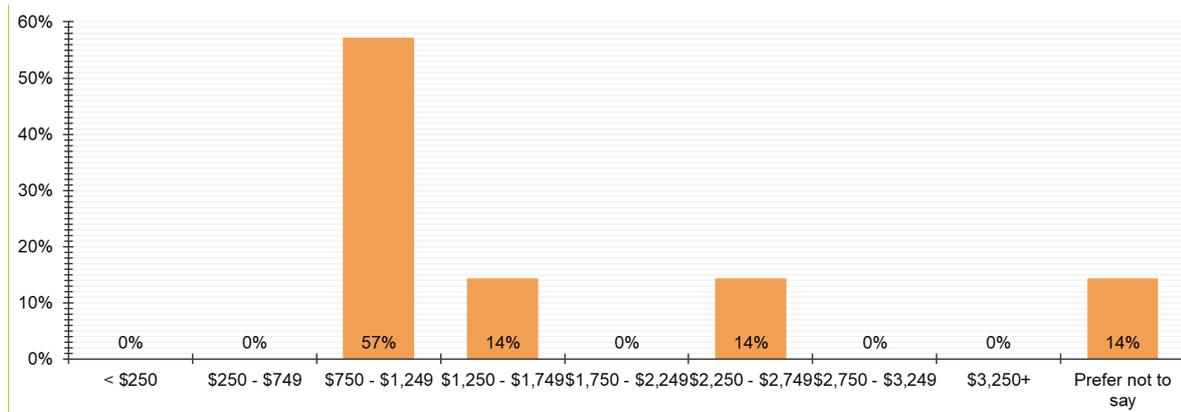
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RENTERS

**Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?** About 57% of respondents indicated that their housing costs cost between \$750 and \$1249, and 14% indicated that their monthly expenditures were between \$1250 and \$1749. Another 14% indicated that they spent between \$2,250 and \$2,749 on housing costs. Most respondents spend between \$750 and \$1,249 per month on rent.

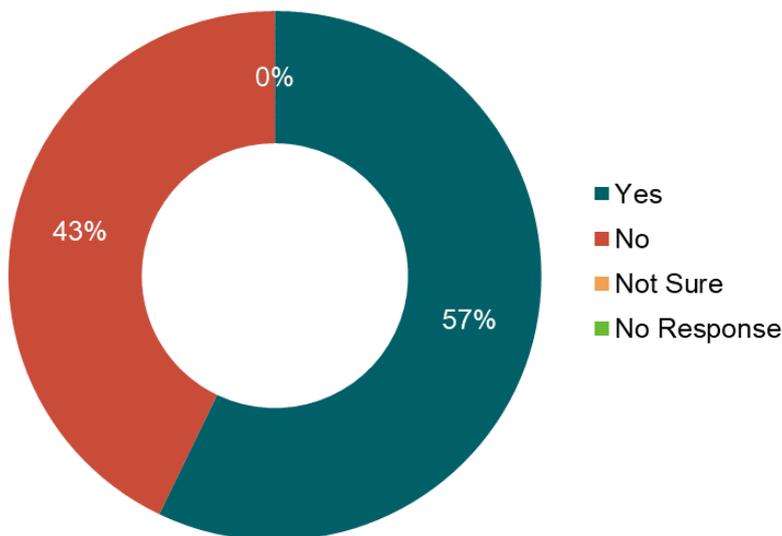
Secondary rental market data collected by the Coastal Family Resource Coalition indicates that the median rent for the West Coast Region in 2020 was around \$1,250 the same as the median housing cost reported by respondents.

Figure 5: Reported Renter Housing Costs per Month



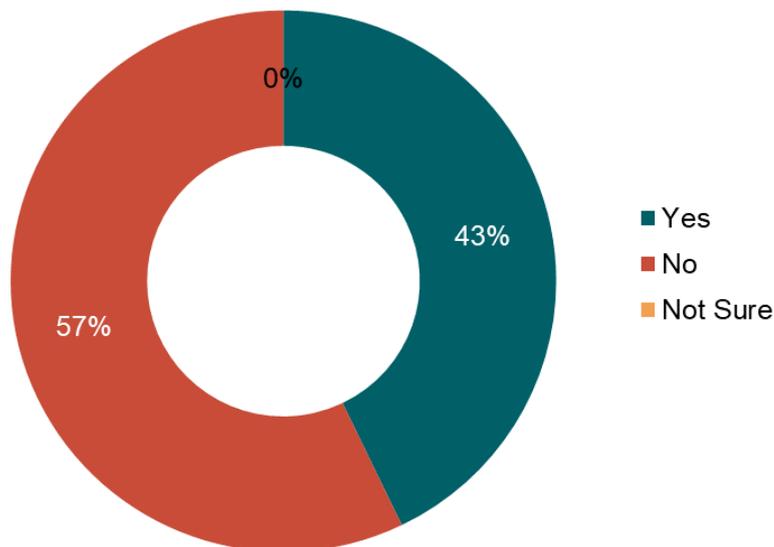
**Do you believe your housing costs are affordable for you?** Forty eight percent (43%) of renter respondents indicated that their housing costs were not affordable to them, compared to 57% who believed it was. Statistics Canada affordability data for Area C indicates that about 23.5% of renters are in an unaffordable housing circumstance. This indicated that available metrics likely underestimate perceived affordability of renter housing.

Figure 6: Renter Respondents, Do you believe your housing costs are affordable to you?



**Does your current housing meet your needs?** Fifty-two percent (57%) of renter respondents indicated that their current housing did not meet their needs, compared to 43% who believed it did.

Figure 7: Renter Respondents, Does your current housing meet your needs?



**Why does your current housing not meet your needs?** Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, in need of major repair, or too small. Affordability and condition were the most common concerns. Of the respondents that answered, “other”, the following reasons were provided: no green space, not pet friendly, or too small for family growth. Many renters indicated that they would like to be able to own their own home, but don’t feel that they are able to purchase a home due to a competitive market.

Figure 8: Renter Reported Housing Issues

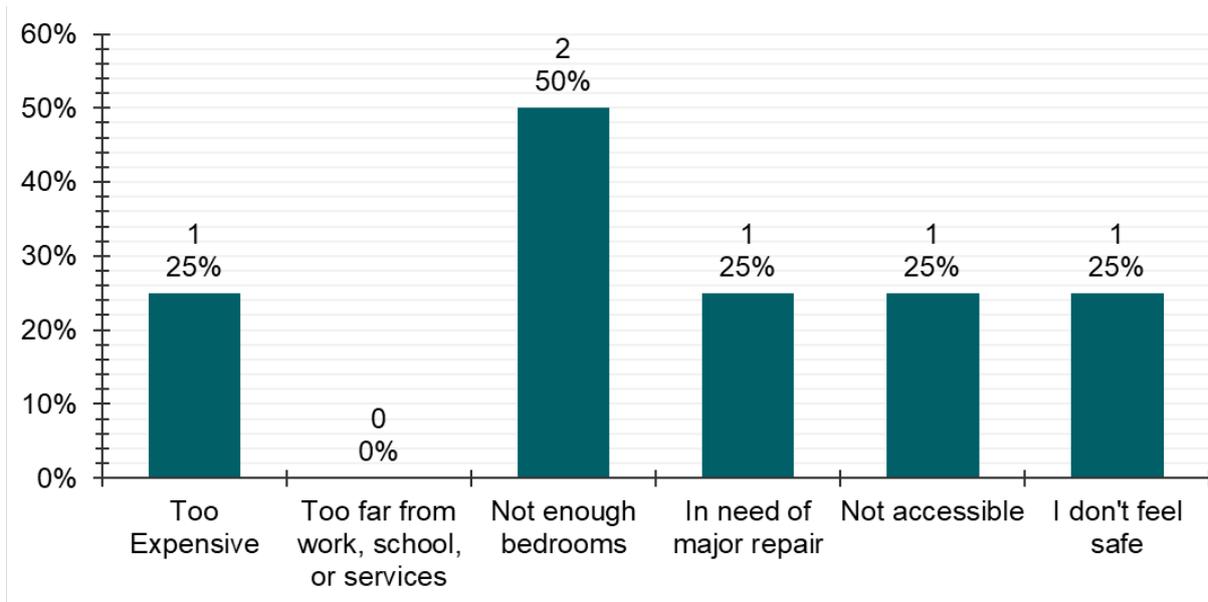


Table 1: Renter Reported Housing Issues

Option	Percent	Number
Too Expensive	25%	1
Not Enough Bedrooms	50%	2
Too Far From Work, School, or Services	0%	0
In Need of Major Repair	25%	1
Not Accessible	1%	1
Don't feel safe:	25%	1

Selected Quotes from Respondents who identified rental housing challenges:

“It is not a comfortable place to call home -- old, very dark with little natural light, noisy, not my own place”

“It's a camper that sits in the box of a truck, how am I supposed to raise a kid in that?”

**In the next five years do you think any of these will be a problem for you?** When asked which issues they expected to face in the next five years, renter respondents indicated that stability and costs associated with rent or mortgage and utilities were the largest concern. Other major concerns were the cost of utilities, the size of units, rental units not being maintained/repared, and the stability of housing (concerns about renovations, loss to vacation rentals, etc.). Renters were understandably more concerned about stability of housing than owners.

Figure 9: Potential Problems for Renter Respondents in Next Five Years

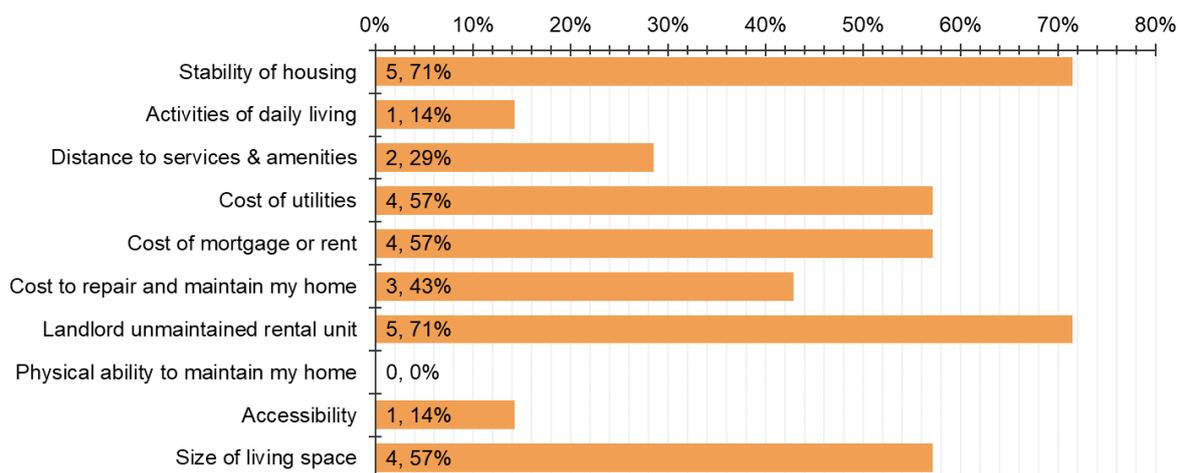


Table 2: Potential Problems for Renter Respondents in Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)	71%	5
Activities of daily living (cooking, cleaning, caring for myself, etc.)	14%	1
Distance to services and amenities (groceries, bank, medical, school, etc.)	29%	2
Cost of utilities (electricity, water, internet, heat, etc.)	57%	4
Cost of mortgage or rent	57%	4
Cost to repair and maintain my home	43%	3
Rental unit not being repaired or maintained by landlord	71%	5
Physical ability to maintain my home	0%	0
Accessibility (e.g. stairs and counter height)	14%	1
Size of living space	57%	4

Many renter respondents indicated they had concerns that were not listed, a short explanation of long answer responses are below. Key themes of responses have been broken out here:

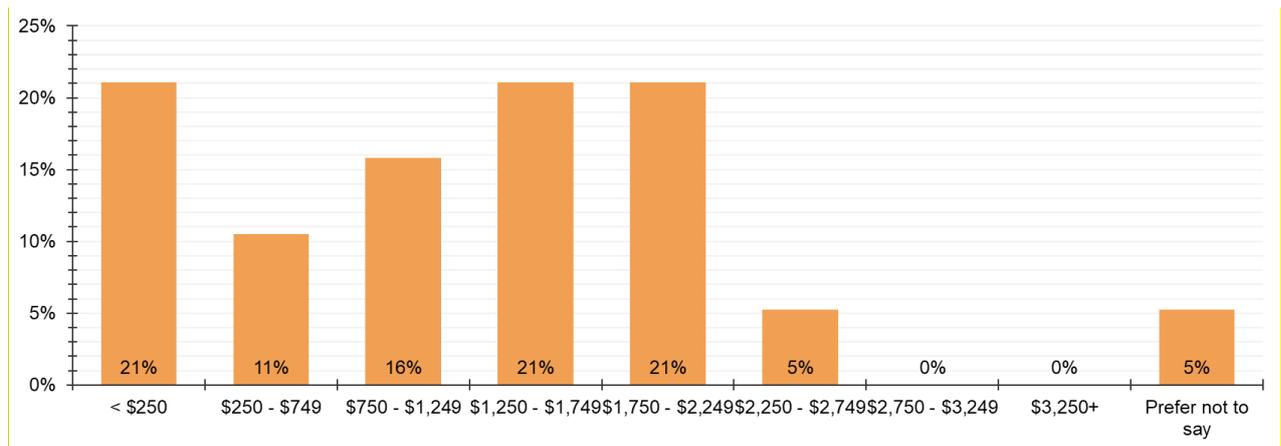
- Limited stock available for rent and purchase, and rising prices of both

“I am very concerned about the ability to enter the over-inflated real estate market in Ucluelet. Owning a home is out of reach for a single income working professional who just needs a space of her own.”

HOMEOWNERS

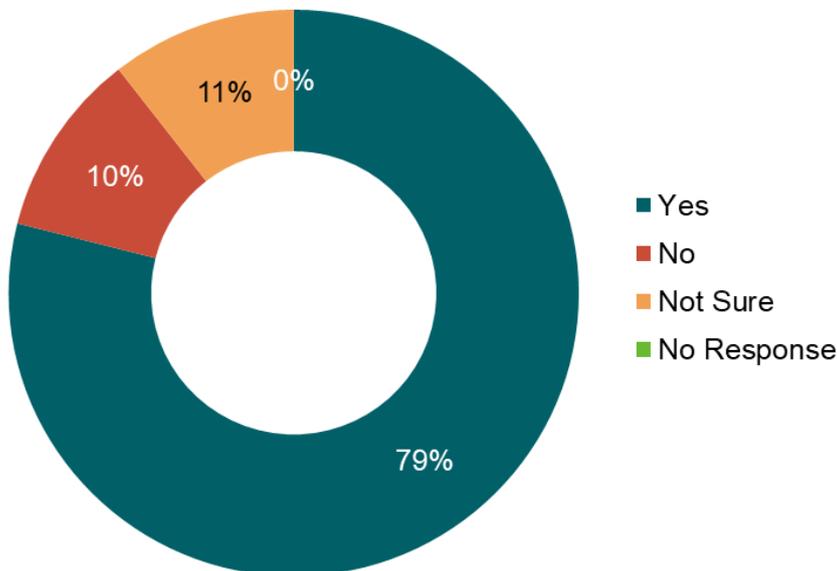
Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)? The most frequent owner reported housing cost was between \$1,250 and \$2,249 per month (42%), but respondents were relatively evenly distributed across available options. About 5% of respondents spend between \$2,250-\$2,749, and 27% spend between \$250 and \$1,249. The median monthly housing cost for owners was less than that of renters, slightly under \$1,350 per month.

Figure 10: Reported Owner Housing Costs per Month



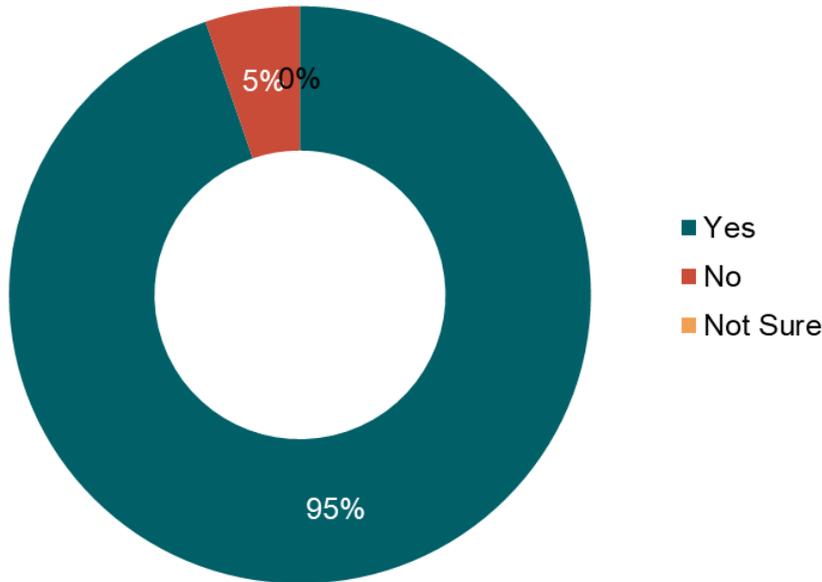
Do you believe your housing costs are affordable for you? Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 10% of owners indicated they were in an unaffordable housing situation, and 79% indicated their housing costs were affordable. An additional 11% were unsure. Statistics Canada affordability data for Area C indicates that 25% of owners are in an unaffordable housing circumstance. This indicates that owner respondents to the survey are likely in a more affordable circumstance than some of their fellow owners and may also correspond to lower-income household being pushed to rental options since the last census.

Figure 11: Owner Respondents, Are your Housing Costs Affordable to you?



**Does your current housing meet your needs?** A majority of owner respondents indicated that their current housing did meet their needs (95%). Only 5% indicated it did not. Though still a high number, this indicates that by all of the metrics studied in this report, owners are much more able to meet their housing needs through the market.

Figure 12: Owner Respondents, Does your current housing meet your needs?



**Why does your current housing not meet your needs?** Only 1 participant responded “no” to the above question, indicating that their housing was too small. All other participants indicated housing met their needs.

Figure 13: Owner Reported Housing Issues

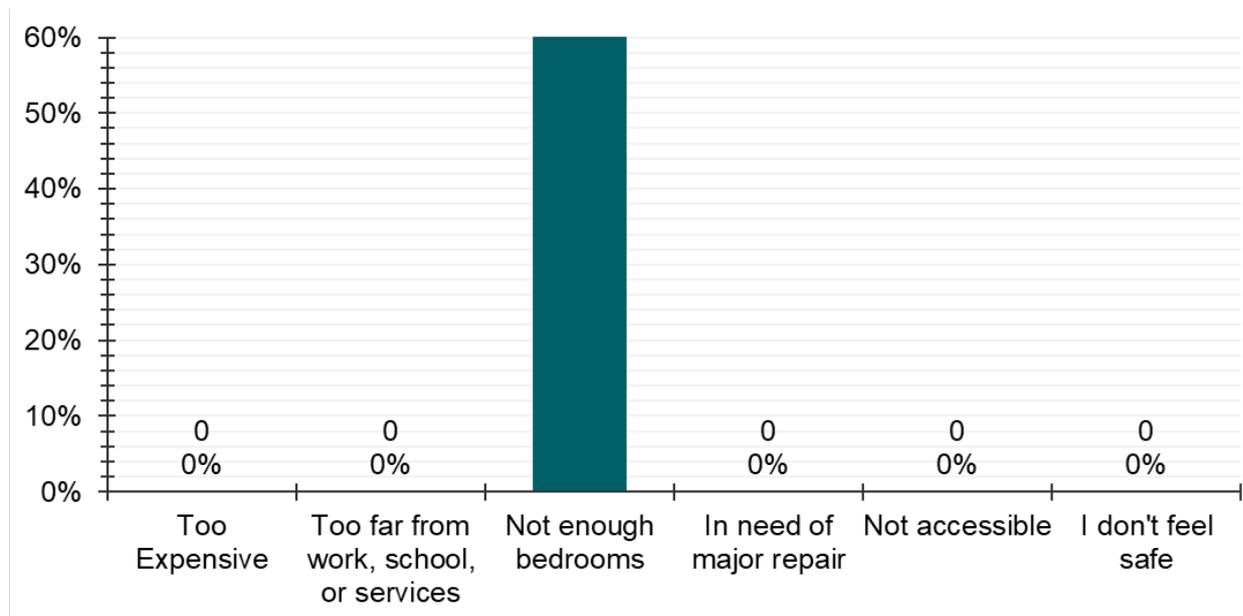


Table 3: Owner Reported Housing Issues

Option	Percent	Number
Too Expensive	0%	0
Not Enough Bedrooms	100%	1
Too Far From Work, School, or Services	0%	0
In Need of Major Repair	0%	0
Not Accessible	0%	0
I Don't Feel Safe	0%	0

Renter respondents who indicated their home did not meet their needs for other reasons included the following responses:

- Current lot too big for aging homeowner, too much maintenance
- Need for wheelchair accessible housing
- Lack of services
  - Lack of high-speed internet was a frequently cited example

**In the next five years do you think any of these will be a problem for you?** When asked which issues they expected to face in the next five years, owner respondents indicated the cost of repairs and utilities (often related) was the most common expected challenges. Ability to maintain property and distance to services were also expected to be a challenge. This is likely due to the older owner population for whom cost, and stability are less concerning than housing issues associate with aging homes and residents.

Figure 14: Owner Respondents, Expected Housing Concerns in the Next Five Years

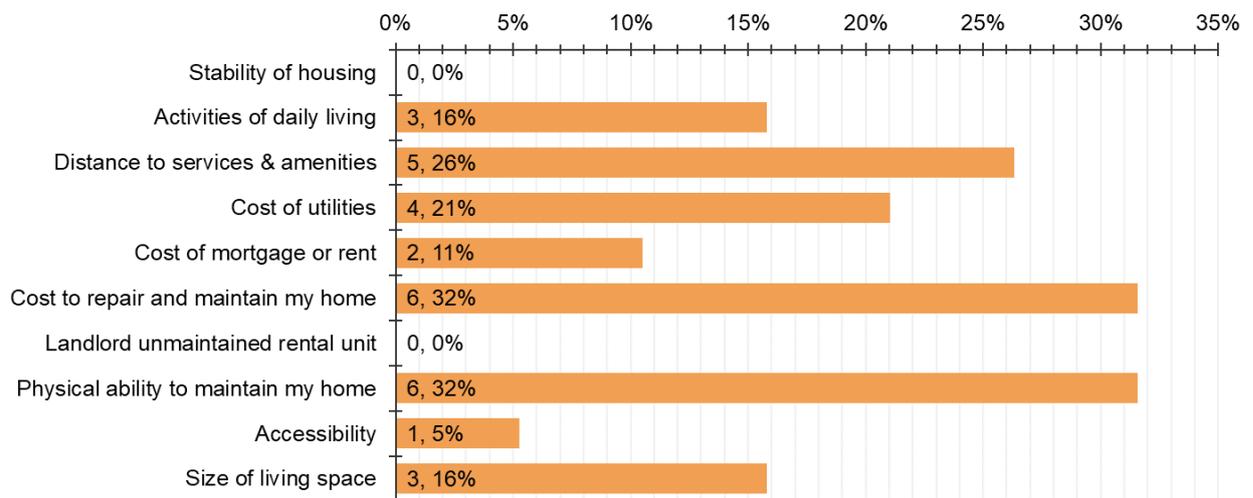


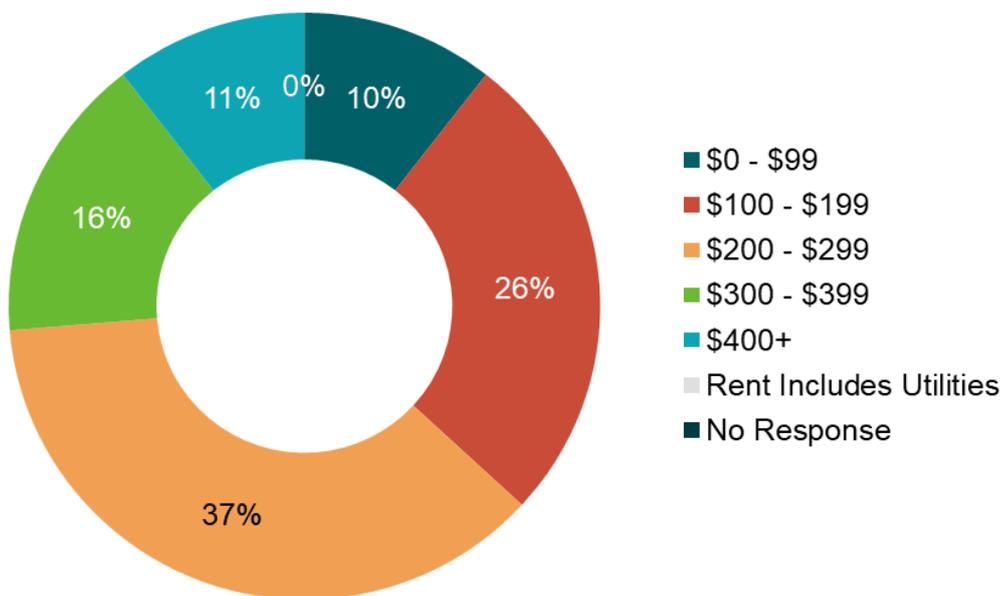
Table 4: Owner Respondents, Expected Housing Concerns in the Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovictions, loss of housing to vacation rentals, etc.)	0%	0
Activities of daily living (cooking, cleaning, caring for myself, etc.)	16%	3
Distance to services and amenities (groceries, bank, medical, school, etc.)	26%	5
Cost of utilities (electricity, water, internet, heat, etc.)	21%	4
Cost of mortgage or rent	11%	2
Cost to repair and maintain my home	32%	6
Rental unit not being repaired or maintained by landlord	0%	0
Physical ability to maintain my home	32%	6
Accessibility (e.g. stairs and counter height)	5%	1
Size of living space	16%	3

ENERGY COSTS AND CHALLENGES

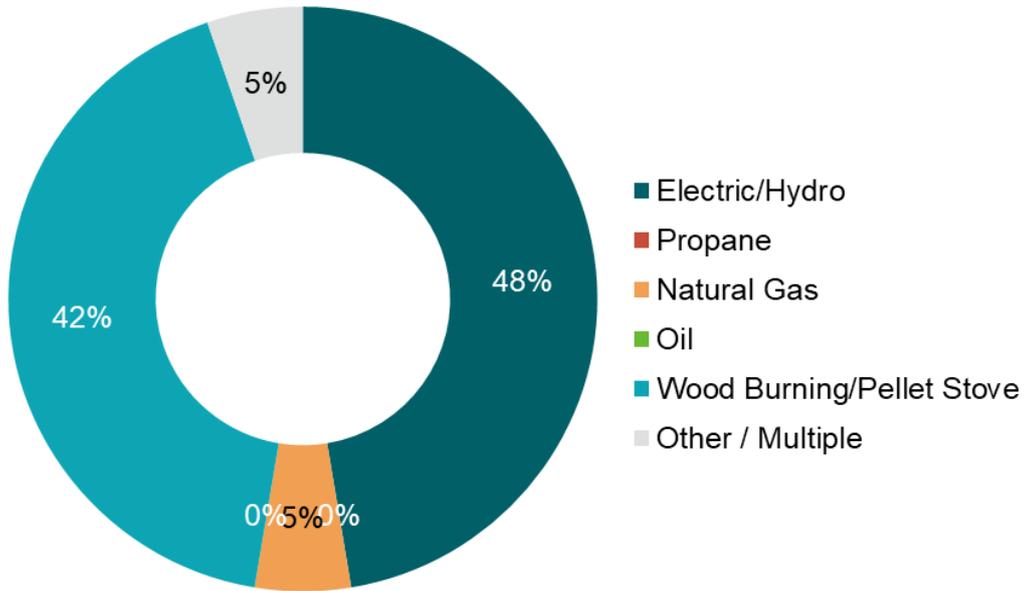
How much per month does your household spend on heat/utilities? Over one-third of survey respondents (37%) indicated they spend between \$200 and \$299 on heat and utilities. An additional 26% spend between \$100 and \$199 and 16% spend between \$300 and \$399 per month. The median expenditure on heat and utilities was around \$200 per month.

Figure 15: Reported Month Household Utility Cost



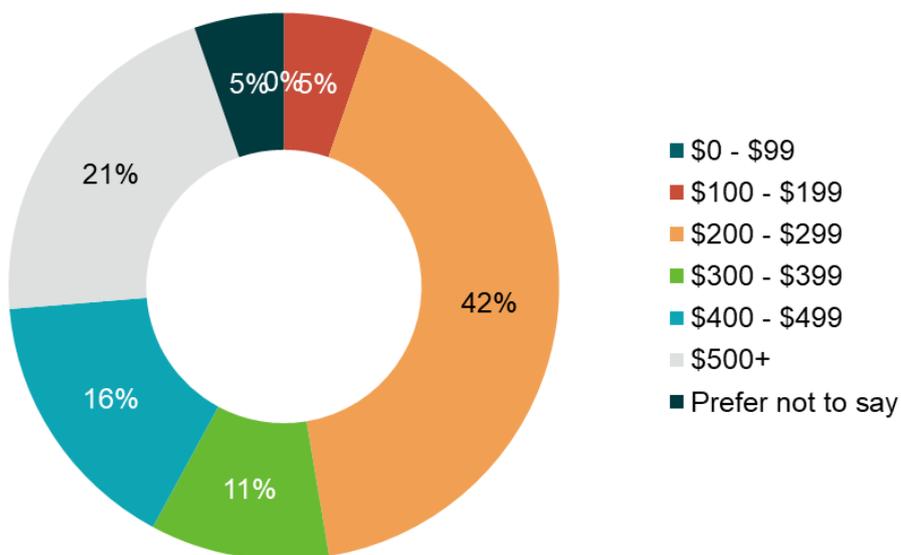
**What is your household’s heating method?** Almost half of all respondents (48%) heat their home with hydro, followed by wood (42%), and natural gas (5%). Of those who responded “other”, most heated with a combination of multiple heating methods.

Figure 16: Respondents Home Heating Method



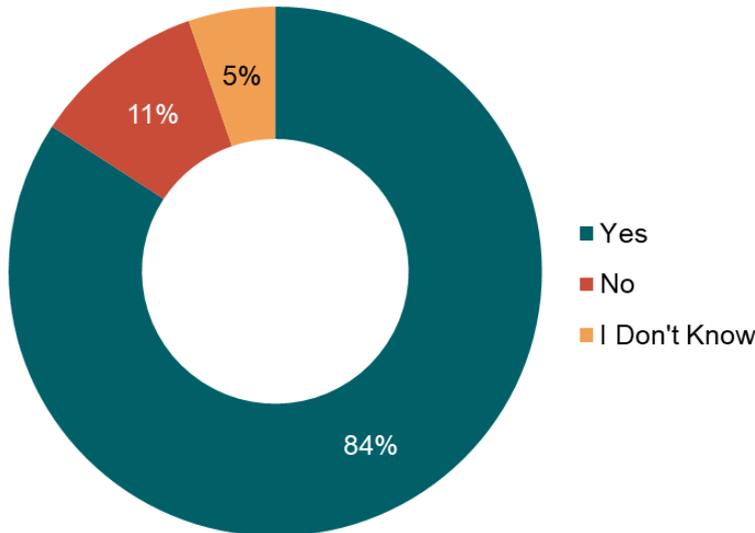
**Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.** Over one third of survey respondents (42%) indicated they spend between \$200-\$299 a month on transportation.

Figure 17: Reported Monthly Household Transportation Cost



In general, are your home’s energy bills (including transportation, heating, and electricity costs) affordable? A significant proportion (84%) of all respondents indicated that their energy bills were affordable to them.

Figure 18: Affordability of Reported Energy Expenses – All Respondents



When you or your family had difficulty paying energy bills in the past, did any of the following happen? Eleven percent (11%) reported keeping the home at a temperature too cold to be comfortable and an additional 5% reported the home developing mold or condensation because of heating issues. Five percent (5%) did not use certain appliances, and 5% indicated that they spent less money on leisure activities. Respondents were able to select multiple options.

Figure 19: When Energy Bills Were Too Expensive, Which of the Following Happened?

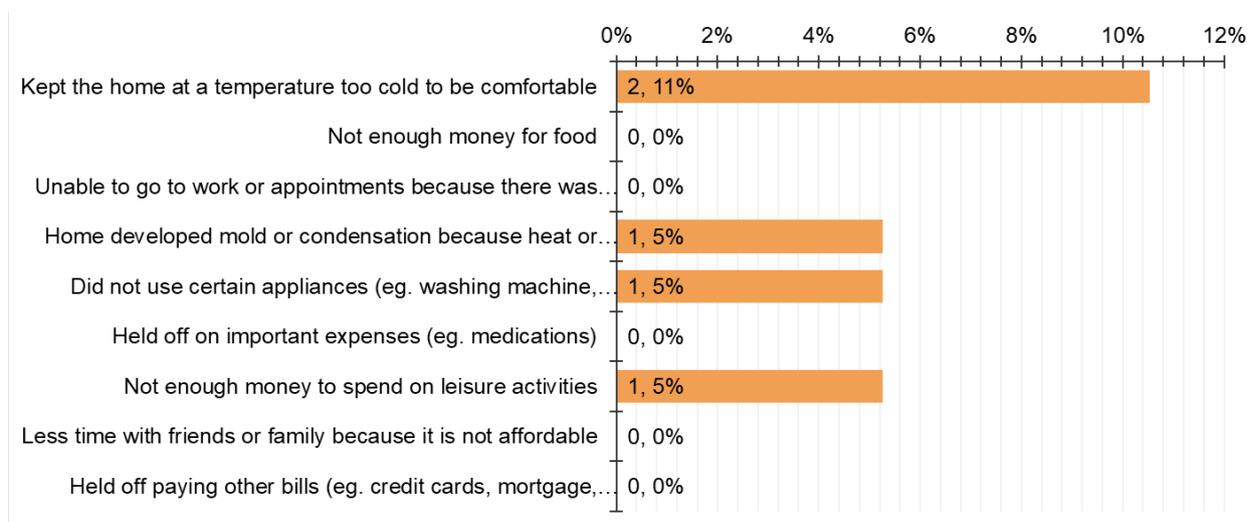


Table 5: When Energy Bills Were Too Expensive, Which of the Following Happened?

Option	Percent	Number
Kept the home at a temperature too cold to be comfortable	11%	2
Not enough money for food	0%	0
Unable to go to work or appointments because there was no money for gas	0%	0
Home developed mold or condensation because heat or ventilation was unaffordable	5%	1
Did not use certain appliances (e.g. washing machine, dryer, oven)	5%	1
Held off on important expenses (e.g. medications)	0%	0
Not enough money to spend on leisure activities	5%	1
Less time with friends or family because it is not affordable	0%	0
Held off paying other bills (e.g. credit cards, mortgage, rent, phone)	0%	0

Many respondents included a short explanation. Key quotes have been included here:

“Can't afford transportation to visit my 3-year-old kid or pay child support.”

**What are the first things that your household goes without when money is tight?** For most respondents (58%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to forgo medicine or medical equipment (5%) or cut back on food (5%).

Figure 20: Expenses that are not Paid When Money is Tight

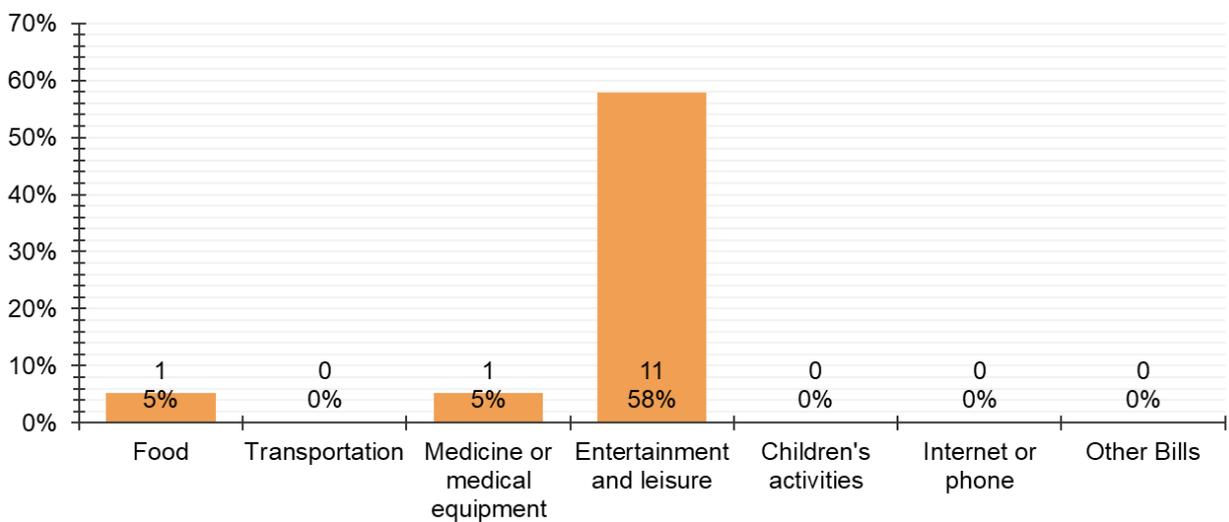


Table 6: Expenses that are not Paid When Money is Tight

Option	Percent	Number
Food	5%	1
Other Bills	0%	0
Transportation	0%	0
Medicine or medical equipment	5%	1
Entertainment and leisure	58%	11
Children's activities	0%	0
Internet or phone	0%	0

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 OPEN ANSWER QUESTIONS

Are you aware of any housing issues that do not directly affect you, but may affect members of your community? The following themes and responses have been highlighted as indicative of the trends seen across all responses.

**1. Housing, especially rental housing, is unavailable or unattainable for many community members.**

- Lack of available and affordable rental housing, making it especially difficult to find housing if you have disabilities, pets, etc.
- Cost of houses is increasing, making it difficult to purchase housing.

“Lack of affordable rental family housing on the coast. The middle class is being squeezed out setting the stage for another "Tofino" scenario by way of fracturing the heart of the communities due to sky high cost of living/rents..”

“The housing crisis affects me and my husband along with many other people who are struggling to keep an affordable roof over their heads while they work hard full time jobs that can't pay the bills.”

**2. Vacation Rentals are playing a significant role in the housing market and lead to displacement amongst residents and community members**

- Many respondents indicated a need for regulations on Airbnb and short term rentals

“I'm being displaced to accommodate vacation rentals”

**3. Employers are having challenges hiring and retaining staff due to housing issues**

“We often hear that there is a need for staff housing, and low-income housing”

“Affordable housing and especially employee affordable housing shortage”

“State of housing, rent affordability, people crammed into small apartments because rent is so high”

Do you have any ideas for how housing could be improved for you or members of your community?

Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

**1. Increase the stock of affordable housing through a variety of mechanisms**

- Build more apartments for renters
- More senior housing
- Build affordable housing
- More purpose built rental
- Allow carriage houses or detached suites on acreages

- Encourage one-level, accessible development
- Facilitate building permit process/ provide support in navigating the process and requirements
- Facilitate the rezoning for affordable housing
- Grant funding for home repairs
- Allow for the subdivision of larger lots

**2. More non-market options to support those with the least resources**

- More affordable homes for those on income assistance
- More senior government support and subsidies

**3. Improved taxation on short term rentals and nonresident owners**

- Improvements to property taxes and by laws for no resident owners
- Full time rentals should be incentive as new builds
- Property tax breaks for families who own housing
- Land trust models for affordable housing allowing people to purchase and build

Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?

Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme.

- **Alternative Housing Options**

“My husband and I are getting to the age when we will need to downsize, but having lived in a rural area all our lives, we will not feel comfortable in a condo. we wish there was an area with small, affordable lots that we could have a simple, small home or trailer with a bit of yard space for a garden. If that is not available here, we will have to move to another area”

- **Short term rentals**

“There are too many vacation rentals in these communities forcing out locals year after year that has only continued to worsen. Why are there no regulations?”

“People are continually seeking new housing because landlords want the summer vacation rental income”

“Ucluelet only cares about business, about making money, about tourists. It cares very little for the people who have made this place their home, who work as cooks, servers, housekeepers, retail jobs, fishing industry workers. Ucluelet

cares only for new money pouring in, the ultra rich in their big new houses, the air b&b owners, the resort owners, anyone who caters to the tourist dollar. “

- **Housing is too expensive, especially for the younger generations and local residents**

“General feelings of disparity around housing are palpable in the communities. Bitterness around difficulty to find rentals and cost of rental units divides the community and breeds negative attitudes among both landlords and tenants..”

“Higher density land use should be supported in existing townsites through easier application/approval processes for such zoning changes. Non resident owners should have a higher taxation rate than those who live in their home as a primary residence or who rent their property to local residents.”

- **Lack of affordable housing leading to labor issues**

“It was worse than stressful for us to find a suitable affordable rental unit. We tried for nearly 2 years to find something, we were seriously going to lose our business, our income and have to move away to some unknown destination and no work prospects in the middle of covid. “

“As a business owner, housing for staff is a huge issue. We provide staff housing at a huge expense but it is still not enough and it's a real struggle for employees to find anything, little own something affordable”

“I will not be able to live where I am long-term.... at that point do I need to give up my career because there is nowhere to go? This is a sad reality for many in this community”

TOURISM AND HOSPITALITY HOUSING NEEDS SURVEY

Date	Location	# of Engagements (approx.)
August to September 2021	Online via TalkTofino Website	28

The tourism and hospitality housing needs survey received **28 responses** from individuals throughout the West Coast Region. Available online beginning in August, most responses were collected between late-August and early September.

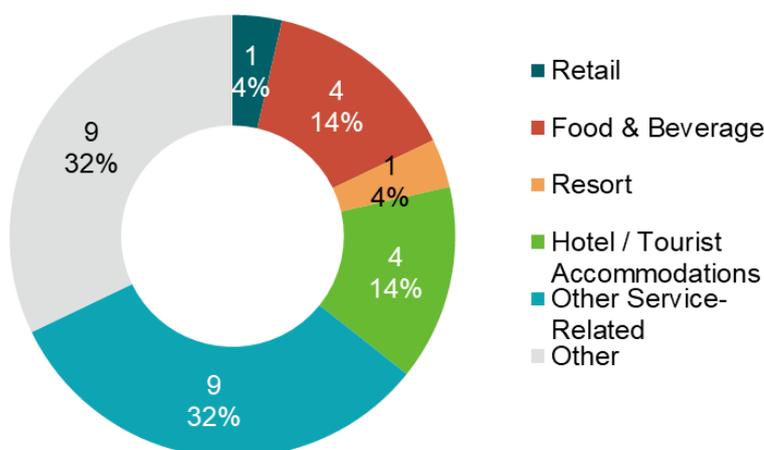
It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

INDUSTRY OF EMPLOYMENT

How would you best describe your work in the tourism and hospitality sector?

The tourism and hospitality sector contains many employers and industries and a variety of working conditions and environments. Respondents were asked to describe their work and were given a series of broad categories. Few respondents indicated their work was at a resort (4%), in food and beverage service (14%) or in hotel and tourist accommodations (14%). Of the 32% that responded “other”, most indicated that they worked in a smaller sub-industry of tourism and hospitality (e.g. spa, photography, tourism marketing, etc.) or that their work was best described by a combination of given categories (e.g. “I work in food and beverage services at a resort.”)

Figure 1: Responses by Industry



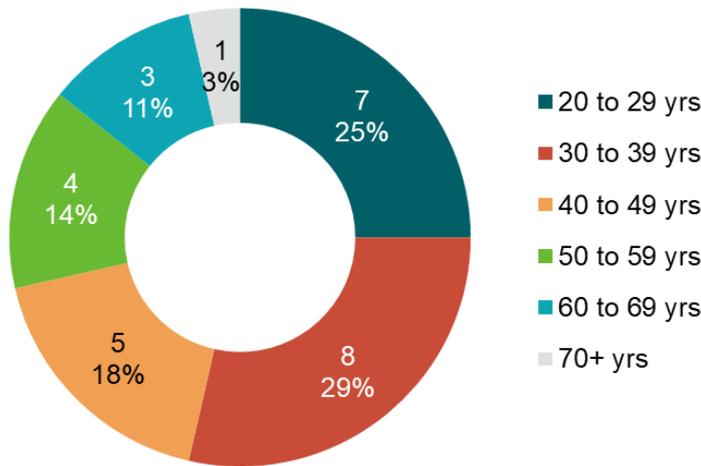
28 Responses Total

RESPONDENT DEMOGRAPHY

**To what age group do you belong?**

Respondents from the tourism and hospitality sector skewed significantly younger than respondents to the general survey. Of the 28 responses, 54% of respondents were between 20 and 39 years of age. An additional 32% were between 40 and 59. Only 14% were older than 60. The largest respondent cohort was from individuals aged 20 to 39.

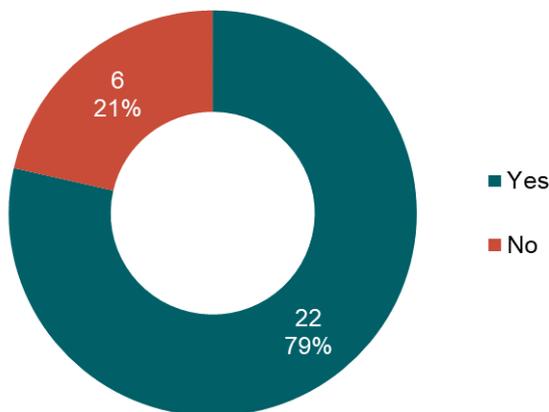
Figure 2: Tourism and Hospitality Respondent Ages



**Do you live in the West Coast Community year-round?**

This question was asked to get an idea of the different needs of mobile, seasonal workers and permanent employees in the tourism and hospitality sector. The vast majority (79%) of respondents indicated they live in the West Coast community year-round and do not move to other communities to work in the off-season.

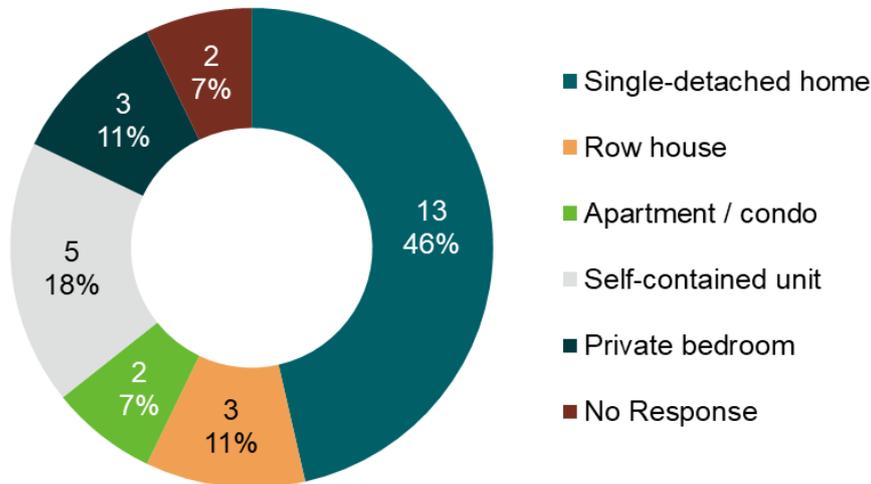
Figure 3: Rate of Permanent Residency in the West Coast Region



**What type of housing do you live in?**

Survey respondents were much more likely to live in a row house or apartment (18%) or self-contained unit (18%) than the general population of the West Coast Community, though the largest number of responses were still from residents in single-detached homes (46%).

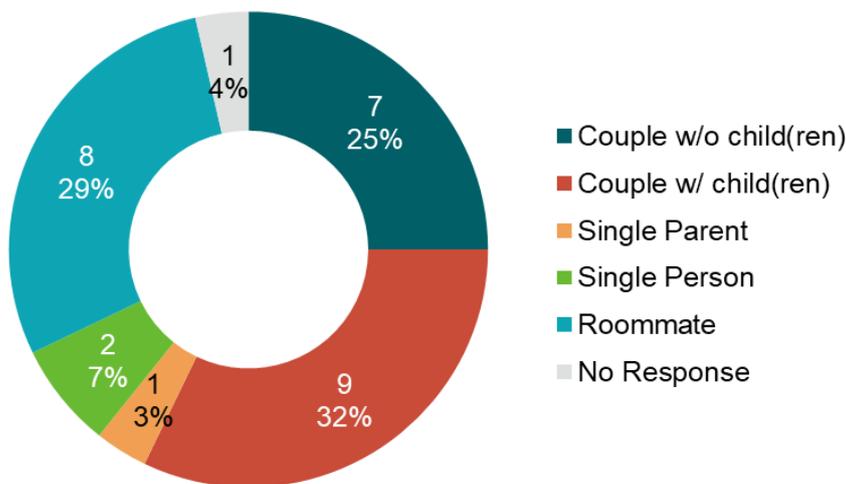
Figure 4: Type of Housing



**How would you describe your household?**

Tourism and hospitality sector workers also had a large variance in household composition. The largest number of responses came from couples with children (32%), but 29% of respondents live with roommates, a much higher number than the regular survey. This is likely indicative of the younger respondent pool.

Figure 5: Household Composition



HOUSING NEEDS

**Does your current housing meet your needs?**

Most respondents (66%) indicated that their current housing meets their needs, however, renters were far more likely than owners to report that their housing is not adequate. More than half of renter respondents (56%) said their housing did not meet their needs compared to only 19% of owners. This is likely indicative of the competitive and difficult to navigate rental market, as well as the challenges renters face saving to purchase a home.

Figure 6: Housing Needs Met - All Respondents

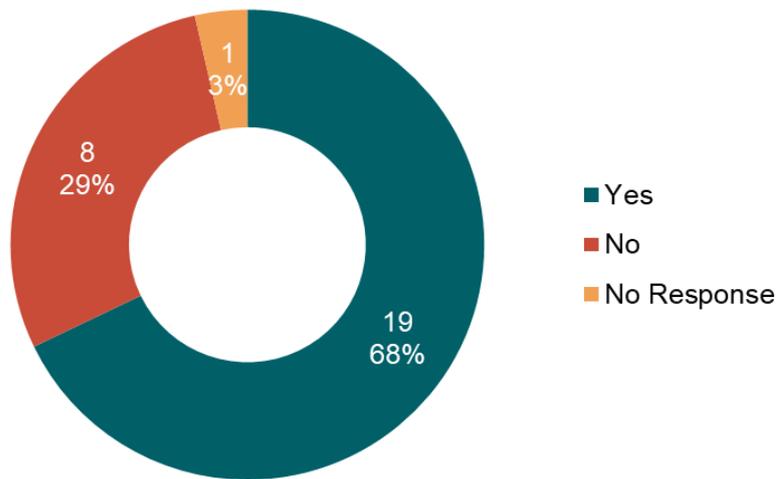


Figure 8: Housing Needs Met - Renters

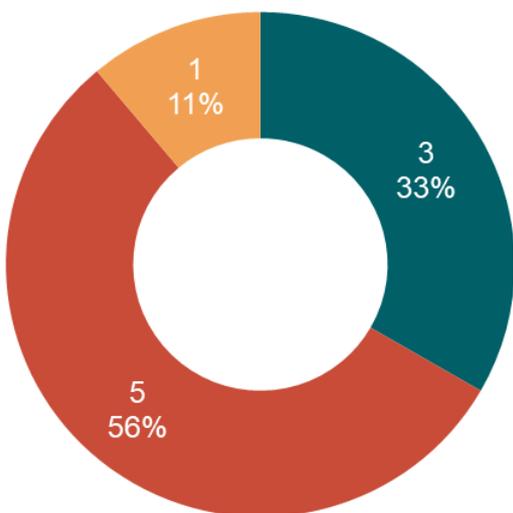
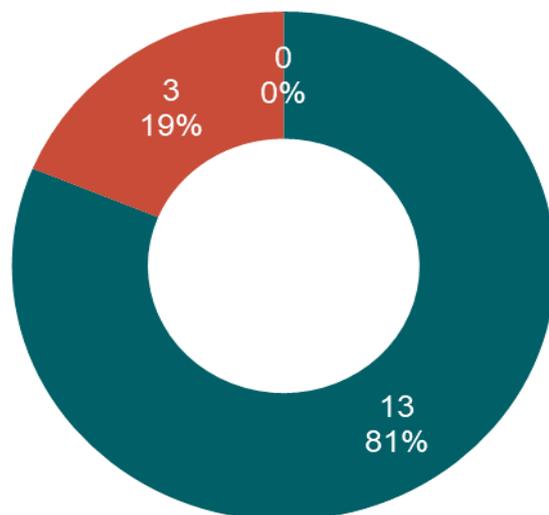


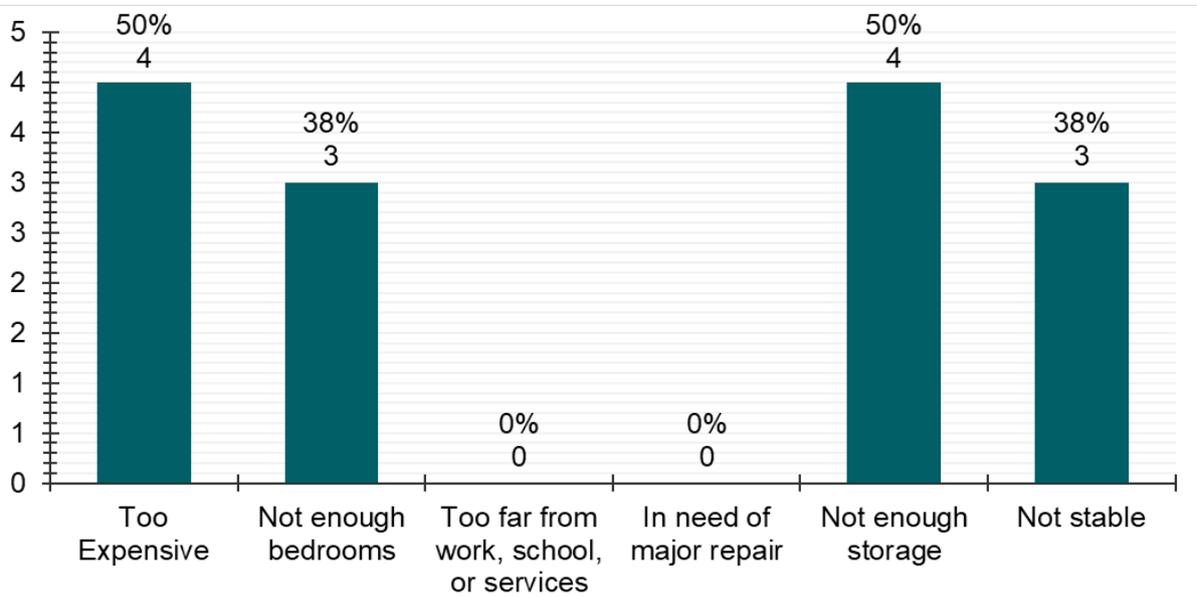
Figure 7: Housing Needs Met - Owners



**Why does your current housing not meet your needs?**

For those that responded their housing was not currently adequate an additional question was added to the survey. Half of all respondents (50%) reported that cost was the largest issue and 50% indicated that storage space was a challenge. Most employed in the tourism and hospitality sector are active participants in the sector and have the added housing challenge of finding a unit with appropriate storage space for associated gear. Condition and location were not major concerns. Reasons did not differ appreciably between owner and renter respondents.

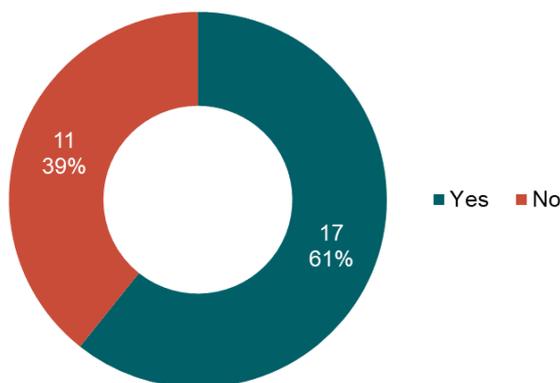
Figure 9: Reasons Housing Does Not Meet Needs



**Have you had difficulty finding or maintaining housing on the West Coast?**

Owners and renters reported having difficulty finding and maintaining housing at similar rates. Thirty nine percent (39%) of all respondents indicated that they have had or are currently having challenges finding or maintaining housing indicating that even those who are currently appropriately housed likely faced challenges finding that unit. This speaks to the challenging overall housing market across the West Coast.

Figure 10: Difficulty Finding or Maintaining Housing



Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)

This question received 14 responses, often generously and thoroughly answered. Most answers touched on the key theme of accommodation for staff and challenges with short term rentals:

- **Quality and Availability of Staff Accommodation**

“The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.”

“I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.”

“Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.”

“I find it difficult to find housing for our staff”

- **Short Term Rentals**

“Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through.”

“I am a 34 year old entrepreneur in the tourism industry and had to change accommodation 3 times over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in”

“you find a place to rent, it sells, and becomes an airbnb - again and again and again”

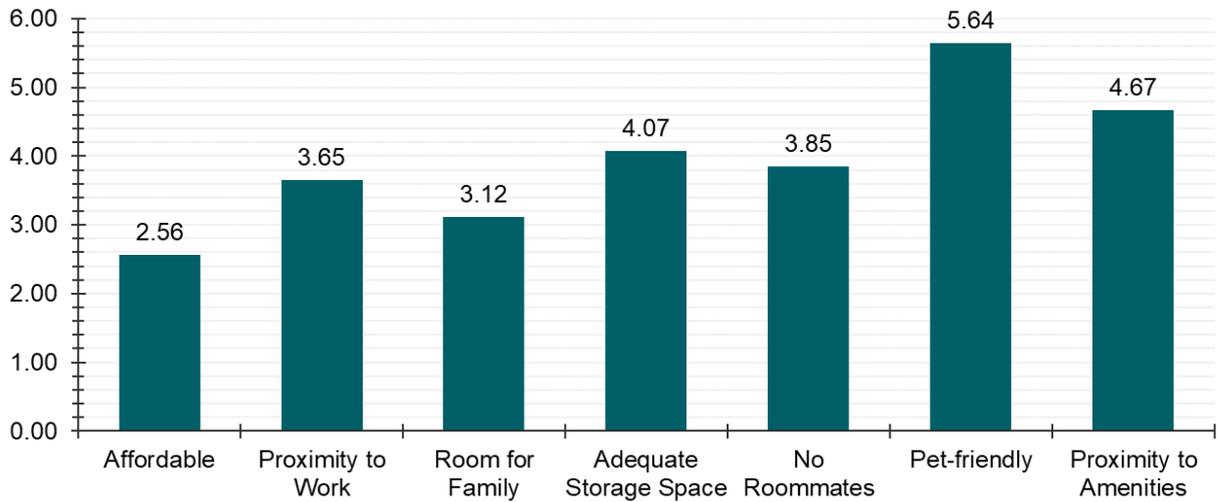
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## PREFERRED HOUSING FEATURES

When looking for housing, how would you rank the following in order of importance with 1 being MOST important and 7 being LEAST important?

Affordability was the most important housing feature for most respondents, followed by room for family and location of amenities. For renter respondents, the order was nearly identical, but affordability was rated even higher at 1.33. It is clear that, though the tourism and hospitality sector have unique needs and challenges, none of the other aspects of housing matter if the unit is not affordable.

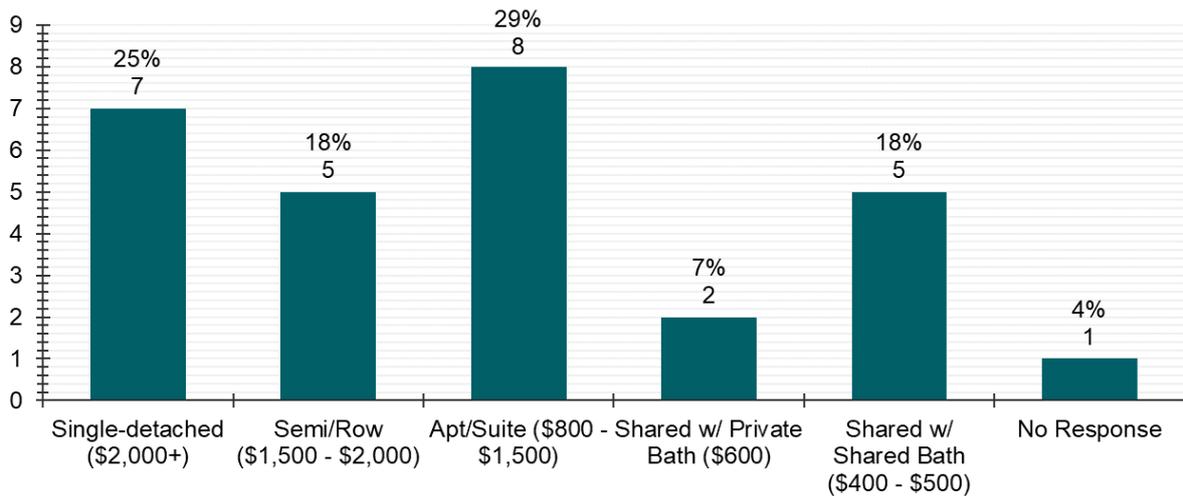
Figure 11: Important Housing Features



If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.

This questions was asked to get an idea of which housing typologies the West Coast and its partners should be encouraging. Nearly one-third (29%) of respondents indicated that their needs could be met by a relatively affordable apartment or suite. An additional 25% indicated they would be best served by a single detached home. Though 18% indicated they would prefer a shared house or a semi row house, that number was lower than expected given the number of respondents currently living in detached housing.

Figure 12: Preferred Housing if Available



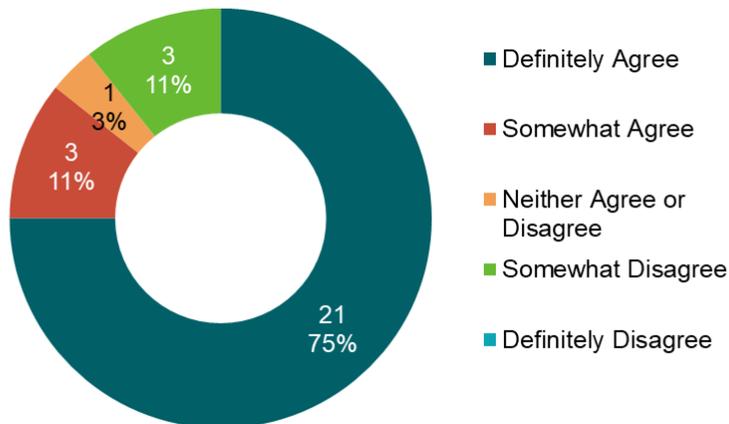
SUMMARY QUESTIONS

Please respond to the following statements:

**Housing affordability is a barrier to living on the West Coast permanently.**

Eighty six percent (86%) of respondents either agreed or strongly agreed that affordability was a barrier to living on the West Coast permanently. Only 11% disagreed or strongly disagreed.

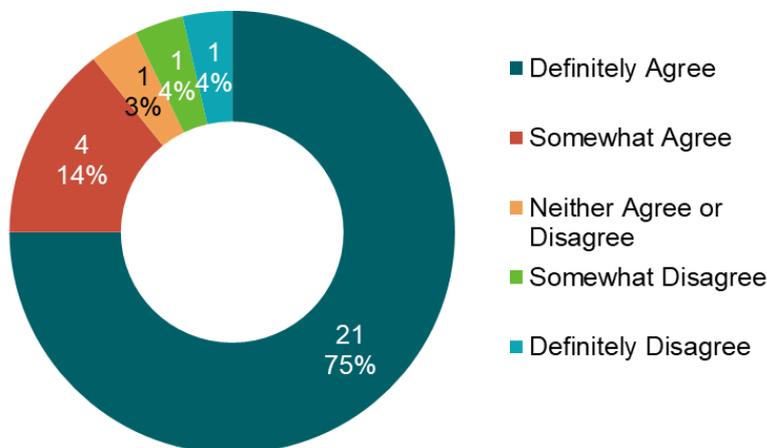
Figure 13: Is Affordability a Barrier?



**It is difficult to find appropriate housing on the West Coast.**

Eighty-nine percent (89%) of respondents either agreed or strongly agreed that it is difficult to find appropriate housing on the West Coast. Only 8% disagreed or strongly disagreed.

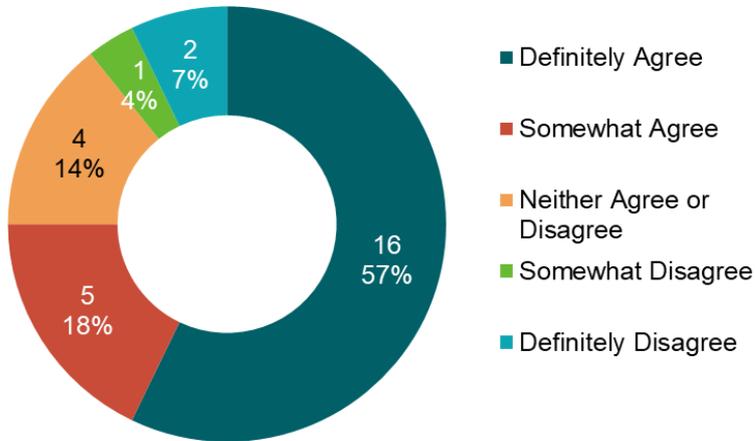
Figure 14: Difficult to find housing?



**If housing costs and availability were not an issue, I would consider living permanently on the West Coast.**

Most respondents (75%) indicated they would consider living permanently on the West Coast if housing was not an issue. Only 11% disagreed or strongly disagreed.

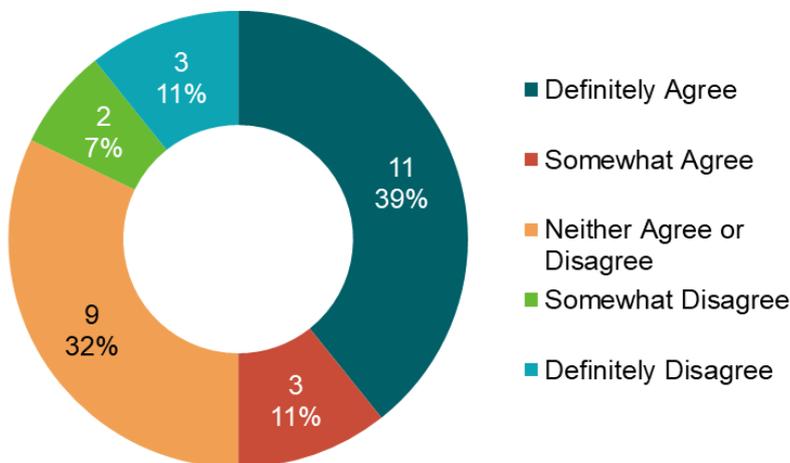
Figure 15: Permanently live on West Coast?



**Housing has affected my decision to stay or work in the region.**

Many respondents (50%) indicated that housing has directly impacted their personal decision to stay or work on the West Coast. This indicated the degree to which the housing and labour markets in the region are deeply interrelated. Only 18% disagreed or strongly disagreed.

Figure 16: Housing affected decision to stay on West Coast?



**Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

The survey received 14 responses to this question. The following themes and responses have been highlighted as indicative of the trends seen across all responses.

- **Housing, especially rental housing, is unavailable or unattainable for many community members.**

“I just have concerns about young families, workers in the service industry.”

- **The housing market and labour shortages are directly linked.**

“We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.”

- **Housing costs are outpacing wages in the tourism and hospitality sector.**

“I’m in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.”

“There should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.”

- **Short-term rentals are exacerbating existing issues.**

“There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.”

“We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated”

“Closing all the vacation rentals operating in zones where vacation rentals are not allowed. There are a lot!!! Imagine all the housings that could suddenly become available to workers.”

“Illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both Ucluelet and Tofino will not be able to function which is currently showing in the number of businesses shutting down”

- **Bylaws changes could improve unit availability.**

“Due to high cost of building and owning real estate, with recent tax hikes as high as 50% in Tofino, property owners are forced to ask high rent. To offset the

housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc.). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses."

## KEY INFORMANT INTERVIEWS

Twelve key informants were interviewed from July to September 2021, including key representatives from regional health organizations, local housing developers, social service providers, and related fields. In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Though all participants were comfortable sharing quotes with researchers, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements (approx.)
August to October 2020	Via Videoconference	12

Location	Position or Organization
Tofino	Fish and Loaves Humane Society
Regional	Alberni Clayoquot Health Network
Regional	Clayoquot Biosphere Trust
Tofino	Tofino Housing Corporation
Regional	Vancouver Island Health Authority
Ucluelet	Ucluelet Chamber of Commerce
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Tofino	Tofino Hospital
Toquaht	Toquaht Nation
Tofino	Tofino Chamber of Commerce
Ucluelet	Pacific Rim Development Cooperative

## KEY THEMES

**1) Lack of Housing Availability**

There is a very real and drastic supply shortage across the West Coast region. Every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people, and that reduced availability of long term rentals is impacting the social, economic, and cultural fabric of their communities. One trend seen as being amplified by COVID has been the prevalence of wealthy homeowners - realizing that they can work remotely in a scenic destination rather than in a bigger city - purchasing properties on the West Coast and driving up real estate prices, while further depleting the already low housing stock. Interviewees frequently remarked on the increasingly large, and often employed, population living in tents, cars and RVs as a key indicator of the lack of housing. Young families in particular struggle to find appropriate rental or ownership opportunities that meets their needs and are moving to other communities as a result. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available.

“There is more housing, but demand has definitely outstripped supply, and a significant chunk has been lost to Air BnBs.”

"We've seen residents have to leave the region because of a lack of housing. Particularly families because of affordability and size. It's effecting the social fabric of the community."

“A new modular home in the trailer park...was the only thing on the market for less than \$500,000!”

“Housing has been an issue for a while, and supply has not increased. Saying the need has become more ‘acute’ is an understatement.”

“Demand has always been high. It’s always been a challenge to meet demand for citizens. It’s probably gone up a little bit in the last couple of years as citizens are choosing to move back and there are a lot less options in Tofino and Ucluelet.”

## 2) Need for Affordable Rental Housing

Interviewees agree that there has been a steadily growing need for affordable rental housing, especially over the last five years. This need is partly driven by the booming tourism economy, which has increased the demand for rental units by both workers business owners desperate to accommodate seasonal employees to keep pace with the volume of tourists. At the same time, the high cost of living and owning property in the region has given way to a reduction in affordable long-term rental supply as more and more existing and prospective homeowners turn available bedrooms into short term vacation rentals in order to maintain their mortgage.

Rental vacancies are so hard to come by that residents are increasingly being forced to remain in unsafe living conditions. Multiple interviewees shared stories of vulnerable residents dealing with predatory landlords or living in housing conditions that are physically hazardous to them due to mobility challenges, all because there are no other options available to them locally, and they can’t afford to move. Where rental vacancies do emerge, rental rates often price out most residents, especially those earning less than the median income, single-income households, and seniors.

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Prices have definitely gone up in the past 5 years. \$900-\$1,200 used to get you a 1-2 bedroom. Now it’s close to double.”

“Unsafe living conditions because people are crammed into suites or living too many people to a house.”

## 3) Housing for Essential Workers

Closely tied to the rental supply shortage, the theme of workforce housing is worth highlighting separately as it was frequently identified as a key challenge for participating communities as a broad range of workers that are striving, often unsuccessfully to find housing. Informants indicated that essential workers, many of whom earn higher than average wages, are frequently leaving the community or not accepting positions due to a lack of housing. Doctors, nurses, childcare staff, and teachers were specifically mentioned. Many workers who would have been able to afford a stable home a few years ago are struggling to maintain appropriate accommodations.

“Nurses and doctors are very vocal about how they can’t afford to rent or purchase in the community, even with a physician salary!!”

“I’ve lived here for 4 years and I’ve definitely seen the demand increase. Especially on the facebook posts. Nurses, marine biologists, etc. not able to accept their job offers because they have no place to live.”

“An affordable rental is relative. For some “affordable” is \$375, but it’s also causing shortages for high-paying positions – occupational therapists, physiotherapists – these people can’t afford \$3500 a month in rent! This is going to impact our healthcare team, and therefore the community.”

“I know someone who bought 3 years ago at 750K and sold at 1.5M this year when they decided to move. Where is (their replacement) supposed to go if that’s the price of entry?”

#### **4) Staff Shortages and Housing for Tourism and Hospitality Sectors**

Another category of workers that was frequently identified as facing disproportionate housing challenges were those employed in the tourism and hospitality sectors. Many positions are seasonal or pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply.

“Anybody in the service industry is very at risk.”

“It’s getting so that you can’t have workers unless you have staff housing. I know one owner who lived in her garden shed and showered with a bucket so she could use her home for staff housing.”

“No more cheap/temporary housing for workers or new residents.”

“The most desperate needs I’ve seen are for both seasonal staff and longer-term staff. We have management-level positions living in illegal trailers because they can’t find rental or ownership options.”

#### **5) Housing for Seniors and Elders**

There is minimal housing for seniors and Elders across the West Coast Region, including homes on the ground floor, homes with elevators, and homes with interiors that are properly designed for individuals with mobility issues. Once seniors become less mobile, they are often unable to age in their own home, and in some cases unable to age in their own community due to the lack of options available locally.

In particular, participants identified the need for more rancher-style homes as well as supportive and semi-supportive care options. Supportive housing does not need to offer a full spectrum of supports and services, but some supports such as cleaning services would be very desirable. Persons with a disability would benefit from similar housing options. As a result of this need, seniors are having to move to locations where more comprehensive care options are available.

Though still a relatively young region, housing for Seniors and Elders is expected to grow in importance as the population of the West Coast ages. Older residents want to remain close to their community but feel there are too few options for them to downsize, and that they cannot afford the units that would meet their needs. This leads to people living in larger homes that are too challenging for them to maintain. Accessible units, affordable for those on a fixed or single income can enable older residents to live in their community longer and free up larger homes for younger residents.

“A lot more need for seniors, particularly urban seniors who would like to move home to be closer to government services.”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

“There are a number of older adults who have the financial ability to support themselves to stay in their home, but for the seniors who are on a “fixed income” it is very, very difficult.”

“It would be nice to have more communal living options for Elders and seniors.”

## 6) Condition of Existing Stock

While much of the housing stock in Tofino and Ucluelet is relatively new and well-maintained, interviewees from Toquaht Nation, Yuułuʔiłʔatḥ Government - Ucluelet First Nation, and Electoral Area C indicated that many homes are of substandard quality and are in need of major repairs or replacement. In Indigenous communities it can be very difficult for individuals to secure financing for renovations and in general, cost of construction is often prohibitive.

“Financing is also an obstacle for people who do own homes in the community. Trying to get a loan to finance renovations is extremely difficult.”

“Mould is a major issue.”

“Huge problem with both quantity and quality. Many of the unites transferred to us through treaty agreement were absolutely substandard.”

“I would replace unlivable houses that are being lived in. And I want to see the housing list cut down to nothing. The reality is that only 20 units would support half our community.”

## 7) Need for More Stable, Non-Market Options

In response to the lack of affordable market rental options, interviewees identified stable, secured affordable housing as a key component for meeting the most pressing needs in the West Coast Region. Often referred to as non-market housing and typically funded by BC Housing or the Canada Mortgage and Revenue Corporation (CMHC), these types of units were suggested as an important way to improve housing options and secure rental costs at an affordable rate while the market fluctuates. Families, seniors, and elders were identified as priority populations for non-market intervention. All communities in the study area are exploring how to attract more senior government funding for non-market development and in many communities, co-ops, land trusts, and other non-market models are being brought forward to address housing shortages. The District of Tofino, through the Tofino Housing Corporation is already developing a number of “resident restricted” units and both Toquaht Nation and Yuułu?it?ath Government - Ucluelet First Nation operate subsidized units as part of their housing portfolios. Partnering regionally to expanding these offerings will be critical to maintaining affordability while market housing remains out of reach for many.

“The ability to rent in Ucluelet or Tofino is out of reach. A home that would work for them is 1500/2000 just for rent. They can’t afford that  
- I can’t afford that!”

“Affordable housing. Multi-unit housing/subdivisions. Carriage homes. Smaller homes. More density/affordability is really important.”

“If you’re in hospitality or business in Ucluelet and you don’t have housing you are at the mercy of the market.”

“Challenge providing “very affordable” housing – at subsidized rate.”

## 8) Stigma Around Affordable and Supportive Housing

When asked about barriers that make working to address housing on the West Coast a challenge, interviewees often commented on the frequent pushback from community members in opposition to new affordable and supportive housing projects that came forward in the past. There is a keen awareness of a vocal segment of the population that favour resort and seasonal staff housing development over long term, affordable and supportive housing. Many interviewees suggested there is a need for education and awareness-building in the community around the lack of investment in affordable and supportive housing in the region, and how it is now being felt in communities. Youth and individuals with mental health and addictions challenges were identified as the two most underserved population groups in greatest need of housing in the community, however, local organizations have struggled to make traction in addressing this area of need due to a lack of understanding and motivation among stakeholders.

“There’s no safe place or protocol for youth, and any existing units are very informal”

“There’s definitely a divide around affordable housing.”

“There is a force against having any kind of affordable community housing.”

“Right now, people have to move away for acute services, but there are no after-care or ongoing services here. When people come back they are often “jumping into the deep end” and it can be very difficult to maintain sobriety.”

## 9) Development Challenges

Interviewees highlighted limited land availability, servicing pressures such as local water supply quickly reaching its carrying capacity, and the high cost of building as significant barriers to delivering new and affordable housing on the West Coast. The cost of building was especially constraining in Indigenous communities which are located off the highway and often quite far from Tofino and Ucluelet. This brought up an additional affordability challenge as transportation costs can make living in your traditional community very expensive.

Interviewees are very aware of what their community’s needs are, but organizations often do not possess the up-front funds or the tools required to initiate housing projects. Two interviewees expressed the view that the permitting process in Tofino is prohibitive to new and creative housing options, remarking that slow permitting times and significant fees contributed to the barriers of delivering new units.

Interviewees from Toquaht Nation and Yuułuʔiłʔatḥ Government - Ucluelet First Nation identified internal capacity as a critical constraint to developing more units. Though a priority for both governments, staff ability to maintain current government functions while expanding housing development is a challenge. Both Treaty Nations indicated a desire to build and operate new units in the near term to provide needed housing for Members and Citizens who would like to return to Treaty Lands.

“The District is right on the edge of running into a real challenge; it has happened in the past and this year might be one too because of a real shortage of rainfall”

“We live in a remote community 40 minutes from the closest town. The cost of fuel is quite extensive. As an example, I pay \$600 a month in gas to go to work and back and to run errands.”

“We’re in a very interesting place in the history of our community. We are the founding mothers and fathers of our new nation. We’re setting out the building blocks and housing is going to be one of the keystone pieces.”

## 10) Funding is Needed from Senior Levels of Government

There is a growing recognition among local housing stakeholders that communities are being tasked with providing housing services to larger populations and taking on larger burdens, without additional funding to compensate. Most key informants understand the limitations of Municipal, Regional, and Indigenous Government to address housing issues and feel their work is reasonably supported in that context. However, nearly all interviewees feel that more support is necessary from higher levels of government to address housing needs across the West Coast Region. The form and function that

support can take ranges from increased direct housing subsidies through BC Housing, to more comprehensive programs to support Treaty Nations.

“Getting rents that even serve the median income requires government support; to offer rents that serve lower wage jobs like those offered at restaurants and surf shops requires even more.”

### 11) Strong Non-Profit Culture and Local Government Commitment

The West Coast’s non-profit community is an incredible asset. Informants repeatedly stated how proud they were of the support services that are offered and the well-connected networks that have been formed and maintained. Though resources and supports for non-profits are limited, the West Coast has the ability to expand its community and non-profit driven housing options. Similarly, most interviewees mentioned the willingness of the local, regional, and Indigenous governments to partner on housing issues and development projects. While there are areas for improvement, including greater regional housing partnership and supplementing non-profit capacity, the West Coast is clearly a strong, committed community.

“THC has been able to do some good work with a good budget, but there is a place for more non-profit models.”

“There are enough people and organizations, we just need some direction and some concrete places to put our collective efforts!”

### 12) Regional Housing Collaboration

Almost every informant suggested increased regional housing collaboration as a productive way to address housing concerns. Most were glad this study was being conducted regionally and many suggested that each community could contribute differently to housing shortages. For example, some communities may have more developable land, while others may have expertise and ability to manage non-market projects. In addition to conducting future housing studies through a regional lens, many informants would like to see a Regional Housing Corporation established to collectively offer new non-market units and grow the non-market portfolio more quickly. This would reduce competition for new funding, prioritize critical shortages, take advantage of dispersed regional resources, and increase operations efficiency.

“We each have something we could contribute together. There is an opportunity for collaboration that benefits all communities.”

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

“A regional housing management group would be great. The scale for housing management to be run efficiently is not there right now; uncomfortable in a small community when you’re making housing decisions for your friends, coworkers, neighbours.”

## FOCUS GROUPS

Ten focus groups were conducted from August to September 2021, with representatives from health and social services sectors, local chambers of commerce, planning advisory committees, and municipal, regional and First Nations governments and staff. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights into housing needs, opportunities, and challenges across the region were collected. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the West Coast Region.

Group Theme	Invitees/Participants
Regional Health, Community Housing Needs, and Impacts of Covid-19	Vancouver Island Health Authority <ul style="list-style-type: none"> <li>Public Health Physicians</li> <li>Public Health Staff</li> <li>Environmental Health Officers</li> </ul>
Chambers of Commerce	Executive Directors and/or Staff from Municipal and Alberni Valley Chambers of Commerce
Housing Issues in Electoral Area 'C'	Electoral Area Directors, members of Advisory Planning Committee
Housing Needs and Social Services – West Coast Focus	Coastal Family Resource Coalition members
Housing Needs and Social Services – Regional Focus	Alberni Clayoquot Health Network members
Ucluelet Housing Needs and Policy Interventions	Members of Ucluelet Council
Tofino Housing Needs and Policy Interventions	Two sessions with members of Tofino Council
Toquaht Nation Housing Needs and Development Goals	Staff and Elected Officials from Toquaht Nation
Yuułuʔiłʔatḥ Government – Ucluelet First Nation Housing Needs and Development Goals	Staff and Elected Officials from Yuułuʔiłʔatḥ Government – Ucluelet First Nation

Date	Location	# of Engagements
July and August 2021	Videoconferences	6
September 15, 2021	Ucluelet Community Centre	1
September 15 and 16, 2021	District of Tofino Municipal Offices	2

The focus group selections were developed to meet the following engagement goals:

1) Vancouver Island Health Authority (Island Health)

Though mostly associated with acute care, Island Health regularly engages with housing issues through its environmental health positions. Staff also understand the importance of housing as it relates to broader community health and Island Health provides in-home and in-facility care services to seniors, Elders, and other population groups that need ongoing health

support. This group also discussed the impacts of Covid-19 on housing supply in West Coast communities.

2) Health and Community Services

This encompasses organizations whose mandates go beyond housing and focus on broader issues of poverty-reduction, health, and community building. Though not necessarily involved directly in housing provision they can provide better idea of who is struggling to find and remain in housing across the region. The project team held focus groups with both regional health and social providers and local providers through the Alberni-Clayoquot Health Network and Coastal Family Resource Coalition.

3) Chambers of Commerce

Lack of housing, especially low-end market rentals, disproportionately affects key industrial, service sector, and even public sector employers who struggle to find housing for staff. Determining what types of housing are most needed to attract and retain quality employees will factor into future land use decisions at municipal and regional levels. Chambers of commerce are often acutely aware of the issues local hospitality, sales, and service industries are facing and provide valuable input about the realities of housing insecurity across the income spectrum.

4) Municipal and Indigenous Community Staff

Municipal and Indigenous Community staff deal with the ramifications of affordable housing on a daily basis and can provide key insight into the tools that are working for local government and policy challenges they are facing. They also work with elected leaders and interact with community members with writing or revising key planning documents and making recommendations. In Indigenous communities, staff often additionally responsible for housing portfolio management and housing development.

5) Electoral Area C Focus Group (Long Beach Electoral Area 'C' Advisory Planning Commission)

Municipalities are often well represented in housing studies as data is more available and can be expressed with higher definition. Municipalities in this study also had higher rates of participation in surveys and were well represented in key informant interviews. This focus group was designed to capture experiences specifically from Electoral Area C, with input from the Long Beach Advisory Planning Commission, and the housing issues faced by residents.

6) Elected Officials

Ultimately, elected local officials are responsible for framing their community's response to housing issues. They regularly hear from the public about challenges facing residents and can provide key insight specific needs. In addition to discussing needs and project findings, these sessions highlighted potential policy responses that had been outlined in other engagement activities.

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## KEY THEMES

Many of the key themes discussed in focus groups were repeated in key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

1) **Lack of Available and Affordable Housing, Especially Rental Housing**

All focus groups highlighted the need for housing and a lack of vacancy across the West Coast region. Municipal representatives spoke about rental housing for young families, electoral area representatives commented on rental housing for semi-permanent or seasonal workers, young families, and those with pets, and health and social service providers stressed that affordable temporary and long-term housing was desperately needed across the spectrum, but particularly for youth, those with mental health and addictions issues, and essential workers.

Many commented on the poor condition and increasing scarcity of existing affordable options. Social service and health professionals are finding it more and more difficult to help the clients they serve while they remain in the community as their current situations are unhealthy, but safe and affordable living situations are unavailable to them unless they leave the West Coast. As discussed in key informant interviews, affordable and available housing is equally imperative for those making the median income or less, and for those who may only have one earner in their household. Holding taxable value at purchase price, adding restrictions to short term rentals, and creating more incentives for homeowners who offer long-term rental housing were suggested as a potential solutions to protect and grow local affordable rental stock.

Focus group participants commented on the impact of limited affordable rental and ownership options on the ability to attract employees and retain staff for key community services, including retail and hospitality, healthcare and educational services. In First Nations communities, this lack of availability was emphasized as a barrier to bringing members home who want to live on Nation lands, contributing to long waiting lists for available units that have seen little movement in recent years.

## **2) Increase in the Number of Residents Needing Non-Market Housing and Housing with Supportive Elements**

Focus group participants made it abundantly clear: those with the greatest need across the West Coast region are those with the least supports available to them. Supported housing is difficult to develop, not only because of false community perceptions about below market housing, but also because of limited funding and available land. Participants suggested that local governments should prioritize non-profit, affordable, and supported housing through zoning, fast tracking, and development cost waivers or reductions when possible.

In Tofino and Ucluelet especially, emergency housing for people experiencing homelessness or fleeing violence is overwhelmed and under supported. Comments from social service providers suggested heightened concern about the condition of housing for young adults, children and single parents who cannot afford safe rental through the market. Increased support for organization and institutions working with low-income families and those with mental health and addictions issues was indicated as a priority by focus group participants, especially in the wake of Covid-19 which has hit underhoused populations especially hard.

As the costs of rentals outpace incomes and people from wealthier markets move to communities like Ucluelet and Tofino, residents will increasingly need stable, secure, non-market housing, with and without supports. In most municipalities, a relatively small number of units should make a big difference to those who need housing the most. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

## **3) Housing for Essential Workers**

Housing for workers is a key issue in Tofino and Ucluelet that impacts the entire region. A booming tourism economy is putting additional stress on an already limited rental stock as hospitality sector employers desperate to fill seasonal staff shortages have been pre-emptively purchasing the few available properties suitable for renting. Some participants highlighted the need to address businesses seeking to grow and expand their businesses to meet demand from tourists, without acknowledging the constraints the town is facing and lack of infrastructure to support such growth.

Health care was emphasized as a key industry under significant pressure in the region due to increased demand for patient care arising from an influx of visitors and seasonal workers in recent years, coupled with diminished capacity to retain the qualified professionals needed provide care due to lack of housing. As the few remaining reliable rental units previously contracted to house healthcare professionals new to the community have been sold off or converted to short term vacation rentals, hospital administrators are finding it more challenging each year to staff units and programs due to the lack of affordable rental and home ownership opportunities. Similar concerns were raised about schools in the region, with participants noting a growing trend of families leaving the community when their children reach high school age, a move attributed to the poor quality of local high school programs and related to a shortage of teachers.

#### **4) Development Difficulties and Where to Start**

Several key development factors make it more difficult to develop affordable in the West Coast region than in other parts of the province, a reality that was touched on by a number of focus group participants. As mentioned in the interviews, limited land availability within Tofino and Ucluelet poses a significant up-front challenge to getting any residential development constructed, and even more so for a larger multi-unit complex. Across the region, local governments are also facing a lack of servicing capacity to accommodate even the next 2-3 years' worth of development. Factors such as the local water supply soon reaching carrying capacity, to sewer and other utilities upgrades required but needing additional funding and/or time in order to complete were also noted. At the same time, the cost to build on the West Coast is higher than ever; even for those with land, focus group participants shared stories of being quoted near \$500 per square foot to construct smaller residential infill projects. These development pressures have certainly contributed to rising housing costs and make affordable projects difficult to get off the ground.

#### **5) Downloading of Responsibilities from Higher Orders of Government**

Some focus group participants mentioned feeling that the Federal and Provincial governments have downloaded the responsibility for creating affordable housing to municipal and non-profit organizations who lack the resources and expertise to build and manage housing. Though many felt encouraged by their Municipalities taking steps in recent years in response to the shortage, some elected officials felt they were faced with similar housing challenges as larger urban centres in BC, but with much fewer resources at their disposal to meaningfully address the issue.

Regional collaboration was a suggestion for how to leverage different communities' assets in order to see more affordable units built and address internal capacity issues to manage complex development projects. Several participants also suggested the need to prioritize "gentle density" or lower density forms of infill on already developed land and allowing dwelling in RVs as potential tools to overcome building challenges.

#### **6) Change in Mindset/Stigma Reduction Around Poverty and Mental Health**

A commonly noted barrier to addressing housing need in Tofino and Ucluelet in particular was a need for understanding of housing as a basic human right in order to counter local resistance to developing affordable housing. Several participants noted significant pushback from community members when policy changes in favour of affordable and/or supportive housing development or actual projects were proposed in recent years. Some attributed this to stigma associated with housing for people living with mental health challenges and/or with lower incomes, while others attributed it to the “financialization” of housing, or a view of housing as a commodity rather than an essential social good. In many cases, participants who have encountered such resistance feel this is one of the fundamental issues to address related to housing on the West Coast, and see it as an important area for growth. Clearly, there’s an opportunity here for some education about the need to and importance of housing vulnerable population groups like youth aging out of care, families living on low incomes, and people struggling with mental health and addictions.

### 7) Challenges Developing on Treaty Lands

Participants from Toquaht Nation and Yuułuʔiłʔatḥ Government – Ucluelet First Nation stressed that the development challenges faced by other West Coast communities are more acute for building housing on Nation lands. Though available land is less of an issue than in other parts of the West Coast, Treaty Nations see additional barriers to funding new housing projects due to more limited government revenue sources, and the numerous obstacles associated with securing bank mortgages on Nation lands, including the requirement for the Nation to back individual citizen’s mortgages which forces government to carry additional risk for any form of housing.

A strong demand from Elders looking to move back to their ancestral territory, but who require or will soon require housing with social supports will be a challenge to facilitate. Supported and semi-supported housing necessitates additional funding to construct and operate, and a lack of servicing capacity poses further challenges in meeting local First Nation housing needs. Transportation was also highlighted as a barrier to seeing additional housing built on Treaty Settlement Lands, attributed to the remote location of several First Nations communities and challenging road conditions which adds a premium on to construction costs, as well as to the cost of living in Macoah or Hitacu. Participants felt this would be less of a barrier if more services such as childcare and schools were available on lands, but such programs aren’t anticipated to be viable without more housing in the communities.

Finally, internal capacity raised as a common concern among West Coast First Nations, which tend to have fewer staff and more centralized control over housing issues than off-Nation authorities. First Nations participants suggested that more housing could be achieved by decoupling housing from the Lands department, adding staff dedicated to housing specifically, and devolving the responsibility of approving housing applications away from executive leadership.

APPENDIX A: COMMUNITY HOUSING NEEDS SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) Which community do you live in?**

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Other (please specify): \_\_\_\_\_

**2) What is your gender?**

- Male
- Female
- Non-Binary / third gender
- Prefer to self-describe: \_\_\_\_\_

**3) Do you or anyone in your household identify as First Nations, Inuit, or Métis?**

- Yes
- No

**4) (DISPLAY IF "YES" TO QUESTION THREE) Please tell us what Nation or family your household member(s) identify as a member of:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**5) To which age group do you belong?**

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

**6) What is your approximate annual household income (before tax)?**

- Under \$10,000
- \$10,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$89,999

- \$90,000 - \$109,999
- \$110,000 - \$149,999
- \$150,000 +

**7) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with my extended family
- I live with roommates (living in same dwelling, sharing common areas such as kitchen, bathroom, etc.)
- Living with other tenants (living in same dwelling, but little or no shared indoor common space)
- Other - please describe: \_\_\_\_\_

**8) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, staying with relatives) - please describe: \_\_\_\_\_

**9) Do you rent or own your housing?**

- Rent
- Own
- Live with family or friends and pay reduced or no housing cost
- Other - please describe: \_\_\_\_\_

**10) Approximately how much does your household spend on heat and utilities each month on average?**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400+
- Utilities included in rent

**11) How do you primarily heat your home?**

- Natural Gas

- Electric
- Wood Burning/Pellet Stove
- Oil
- Solar
- Diesel
- Geo-Thermal
- Other - Write In: \_\_\_\_\_

**12) In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable?**

- Yes
- No
- I don't know

**13) Approximately how much does your household spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?**

- Less than \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749
- \$2,750 - \$3,249
- \$3,250+
- Prefer not to say

**14) Do you believe your housing costs are affordable for your household?**

- Yes
- No
- I'm not sure

**15) Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400 - \$499
- \$500+
- Prefer not to say

**16) If you or your household had difficulty paying your energy bills in the past, did any of the following happen? Check all that apply.**

- Kept the home at a temperature too cold to be comfortable
- Not enough money for food

- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (e.g. washing machine, dryer, oven)
- Held off on important expenses (e.g. medications)
- Not enough money to spend on leisure activities
- Less time with friends or family because it is not affordable
- Held off paying other bills (e.g. credit cards, mortgage, rent, phone)
- Other - Write In: \_\_\_\_\_
- Not applicable

**17) If money is tight, what are the first things your household goes without? Check all that apply.**

- Food
- Other Bills
- Transportation
- Medicine or medical equipment
- Entertainment and leisure
- Children's activities
- Internet or phone
- Other - Write In: \_\_\_\_\_
- Not applicable

**18) Does your current housing meet the needs of your household?**

- Yes
- No
- I'm not sure

**19) (DISPLAY IF "NO" OR "I'M NOT SURE" TO QUESTION EIGHTEEN) If not, why is this the case? Please select all that apply:**

- Too expensive
- Not enough bedrooms
- Too far from work, school, or services
- In need of major repair
- Not accessible
- I don't feel safe
- Other - please describe: \_\_\_\_\_

**20) In the next five years do you think any of these will be a problem for you? Check all that apply.**

- Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Cost to repair and maintain my home
- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)

- ( ) Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)
- ( ) Size of living space
- ( ) Other - please explain: \_\_\_\_\_

**21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

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**22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?**

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**23) Do you have any comments or suggestions to improve housing in your community?**

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## APPENDIX B: TOURISM AND HOSPITALITY HOUSING NEED SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) Which participating West Coast community do you live in or are you a member or Citizen of? Please select all that apply. For example, if you live in the District of Ucluelet, but are a member of Yuuʷuʷiʔiʔath̓ Government – Ucluelet First Nation, please select both responses.**

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Tla-o-qui-aht First Nation
- Toquaht Nation
- Yuuʷuʷiʔiʔath̓ Government – Ucluelet First Nation
- Other, please describe: \_\_\_\_\_

**2) Do you live in the West Coast Region year-round?**

- Yes
- No, I live in the West Coast Region seasonally.
- Other, please describe: \_\_\_\_\_

**3) What is your age?**

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

**4) How would you best describe your work in the hospitality industry?**

- I work at a resort
- I work in food and beverage service
- I work at a hotel or with other tourist accommodations
- I work in retail
- I work in another service-related business (e.g. whale watching, surfing, etc.)
- Other, please describe: \_\_\_\_\_

**5) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse

- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, living with relatives), please describe: \_\_\_\_\_

**6) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with other tenants (living in a same dwelling, but little or no shared common space)
- Other, please describe: \_\_\_\_\_

**7) Do you rent or own your housing?**

- Rent
- Own
- Housing Provided by Employer (i.e. Staff Housing)
- Other, please describe: \_\_\_\_\_

**8) Does your current housing situation meet your needs?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**9) (DISPLAY IF ANSWER TO Q8 IS “NO” OR “OTHER”) If not, please select all that apply:**

- Too expensive
- Not enough bedrooms / not big enough for my family
- Too far from work and services
- In need of major repair
- Not enough storage
- Not stable
- Other - Write In: \_\_\_\_\_

**10) When looking for housing, how would you rank the following in order of importance? (1 - most important, 7 - least important)**

- { } Location - close to work
- { } Location – close to services/shops/restaurants
- { } Adequate storage space
- { } Enough room for my family
- { } Affordable
- { } No roommates
- { } Pet-friendly

**11) If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.**

- Single-detached home, \$2,000+/month
- Townhome or semi-detached home, \$1,500 to \$2,000/month
- Apartment or suite, \$800 to \$1,500/month
- Shared accommodation with private bathroom, \$600/month
- Shared accommodation with shared bathroom, \$400 to \$500/month
- Other, please describe: \_\_\_\_\_

**12) Have you had difficulty finding or maintaining housing in the West Coast Region?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**13) (DISPLAY IF ANSWER TO Q12 IS "YES" OR "OTHER") Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

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**14) Please respond to the following statements:**

**Housing affordability is a barrier to living in the West Coast Region permanently.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**It is difficult to find appropriate housing in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**If housing costs and availability were not an issue, I would consider living permanently in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree

Strongly Disagree

**Housing has affected my decision to stay or work in the West Coast Region.**

Strongly Agree

Agree

Neutral

Disagree

Strongly Disagree

**15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

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## APPENDIX C: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

**Thank you for your interest in housing across the District of Tofino, District of Ucluelet, Alberni-Clayoquot Regional District (ACRD) Electoral Area 'C' Long Beach, Tla-o-qui-aht First Nation, Toquaht Nation, and Yuułu?it?ath Government!** Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

### Interview Questions:

- 1) **Can you please tell us:**
  - About your organization
  - How you hear about housing need through your position?
  - If you offer any housing or housing related services?
  - Do you serve any specific population groups? If yes, please explain.
- 2) **Why do you feel housing is an important issue in the West Coast Region?**
- 3) **Are there specific groups you see facing more housing challenges?**
  - Seniors
  - Families
  - Renters
  - Individuals with disabilities
  - Women and children
  - People with an Indigenous identity or who are part of a visible minority
- 4) **Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?**
- 5) **If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?**
- 6) **Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?**
- 7) **What are some barriers that make working to address housing in your region or community a challenge?**
- 8) **If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?**
- 9) **How can we make this report more useful to you or your organization?**

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

## APPENDIX D: FOCUS GROUP QUESTIONS

Each focus group consisted of a 20- to 30-minute presentation of preliminary data and engagement findings followed by a facilitated discussion around key questions:

### 1) What are the critical housing needs you see in your region?

Prompts:

- Rental Housing
- Ownership Housing
- Housing for Specific Populations
- Housing with Supportive Elements
- Specific Housing Services or Supports

### 2) What is working in your region?

Prompts:

- Strong Market Demand
- Supportive Policies
- Responsive Local Governments
- New Infrastructure
- Culture of Collaboration
- Non-Profit Housing Sector

### 3) What is not working? What challenges or obstacles are you facing?

Prompts:

- Funding
- Land
- Partnership
- Supportive Policy
- Community Perspectives/Stigma

### 4) Are there specific resources or strategies that would help you address need in your communities?

Prompts:

- Policies
- Partnership Models
- Additional Studies
- Examples from Other Communities

### 5) How can we make this report more useful for you?

Prompts:

- Reporting Structures
- Highlighted Geographies
- Public Events

## APPENDIX E: COMPLETE “OPEN ANSWER” RESPONSES, COMMUNITY SURVEY – AREA C

Provided without analysis, the complete list of all “open answer” responses given for questions 21 through 23 of the Regional Survey from Area C respondents.

**21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

**Responses**

Access to compost and recycling services is limited

We've been an active part of this community since 2008. We provide food services for the seniors at Forest Glen. Up until about 5 years ago we could pick and choose a rental, we are great tenants and we had landlords asking us to live in their units. When the housing market went crazy our landlord in the middle of the pandemic put the house up for sale, we'd lived there 8 years. It was worse than stressful for us to find a suitable affordable rental unit. We tried for nearly 2 years to find something, we were seriously going to lose our business, our income and have to move away to some unknown destination and no work prospects in the middle of covid.

Ucluelet only cares about business, about making money, about tourists. It cares very little for the people who have made this place their home, who work as cooks, servers, housekeepers, retail jobs, fishing industry workers. Ucluelet cares only for new money pouring in, the ultra rich in their big new houses, the air b&b owners, the resort owners, anyone who caters to the tourist dollar.

When people who work at the fish plant are forced to live in RV's for a few months, when families move away, when there is no place for families who have lived and worked here to live are forced out because all the rentals are insanely priced or gobbled up by out of town owners for vacation rentals it's disgusting. I see this town becoming a shit hole filled with rich people who don't live here full time, a place where you get only transient workers and everyone else that gives a town heart is forced out because housing is bullshit high

There is no one to live. It's ruining the town and all the businesses

I've looked at apartments in utterly desolate states, for a new apartment rent

It's expensive everywhere.

I recall housing being tight when I first came here 40 years ago.

My husband and I are getting to the age when we will need to downsize, but having lived in a rural area all our lives, we will not feel comfortable in a condo. We wish there was an area with small,

affordable lots that we could have a simple, small home or trailer with a bit of yard space for a garden. If that is not available here, we will have to move to another area

Garbage, compost and recycling need to be managed consistently throughout the region. Commercial fees for service reflecting fair usage in comparison to domestic use. Bear proof industrial garbage bins and recycling bins need to be installed in every block of each community and use of these bins be mandatory. Bylaws should support this. These bins also need to be installed at all commercial sites and each park, trailhead and traffic pull out. Higher density land use should be supported in existing townsites through easier application/approval processes for such zoning changes. Non resident owners should have a higher taxation rate than those who live in their home as a primary residence or who rent their property to local residents.

We live off grid and rely on solar, rainwater, and propane.

Too many people moving here from out of province and pushing out the local people who have been here for decades. No affordable living anymore

With aging, will community health care workers be available.

Due to the housing issues in this area, getting a job with the District of Ucluelet, I was forced to take the first type of housing I could which was an RV. It works but there was no other options. I was almost in a position where I had to deny the job due to lack of housing.

We are required to live in a different town than we work in, because there is no affordable and suitable housing in Tofino

- there are too many vacation rentals in these communities forcing out locals year after year that has only continued to worsen. Why are there no regulations?
- why can't there be stricter rules on who can invest in these communities?
- some end up in a middle place of not qualifying for affordable housing but don't make enough to afford an outrageous \$600+ thousand mortgage.... or an overpriced apartment which then includes strata
- tourism seems to be the priority
- people are continually seeking new housing because landlords want the summer vacation rental income
- housing is not just necessary for seasonal workers, but also for educated, year-round, continued contract, respectable working professionals in the public eye
- i will not be able to live where I do long-term.... at that point do I need to give up my career because there is nowhere to go? This is a sad reality for many in this community
- the cost of rent shouldn't then put people in a position of not being able to save for their own future/ opportunity
- i understand the desire to be in the west coast is great, but there are locals who contribute to this community (not in the tourism sector) that are important, too

General feelings of disparity around housing are palpable in the communities. Bitterness around difficulty to find rentals and cost of rental units divides the community and breeds negative attitudes among both landlords and tenants.

as a business owner, housing for staff is a huge issue. We provide staff housing at a huge expense but it is still not enough and it's a real struggle for employees to find anything, little own something affordable

We are building a new home in Esowista Reserve we will buy temporary trailer lodgings to live in while our home is constructed. This is difficult because we have

Main thing is on a daily bases we can see up to 25 campers on Barkley main. Some of them are workers that can not find housing at all.

**22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?**

**Responses**

Lack of affordable rental family housing on the coast. The middle class is being squeezed out setting the stage for another "Tofino" scenerio by way of fracturing the heart of the communities due to sky high cost of living/rents.

The housing crisis affects me and my husband along with many many other people who are struggling to keep an affordable roof over their heads while they work hard full time jobs that can't pay the bills.

Nightly rentals

state of housing, rent affordability, ppl crammed into small apartments because rent is so high

Lack of housing, high rents

Lack of discouraging foreign buyers and lack of incentives for developers to build monthly rental apartments.

We often hear that there is a need for staff housing, and low-income housing

Yard waste is problematic. Yard waste management needs to be integrated into compost collection from spring into fall seasons. People who dump debris from clearing property in public spaces or on logging roads need a clear alternative and bylaw needs to be in place to recover cost of cleanup if there is illegal dumping.

Non-registered vehicles/trailers/boats parked on streets need to be towed at owner expense and bylaw be clearly in place as to the process for reporting and removal.

Cost of housing could impact my children st some time

Too many people moving here from out of province

Affordable housing and especially employee affordable housing shortage

Yes, I work Bylaw for District of Ucluelet and often run into people who are having a hard time attaining housing.

Lack of housing  
Filthy water in Ucluelet

- unattainable/unrealistic cost of rent or mortgage
- supply
- ratio of local housing to vacation rentals (legal or not) seems disproportionate (I'd be curious for that comparison)
- being displaced to accommodate vacation rentals

Exorbitant costs of buying and renting housing units. Cost of entry is prohibitive for many causing them to leave the community. Shortage of housing for workers and those who desire to be here drives prices up further.

We were luck to buy before things got crazy expensive, the prospect of buying property for most workers in the area is out of reach. The lack of housing for the temporary summer workforce is a huge concern and affected the ability of many businesses this summer to operate at full capacity.

Limited availability and affordability. Members of our Nation and Region cannot find adequate housing due to affordability.

Yes had to remortgage my home to get my daughter and family a trailer in the park. No rentals at all.

**23) Do you have any comments or suggestions to improve housing in your community?**

Responses
<p>There should have been zoning in place that would prevent the amount of short term rentals that we currently have which have taken from the long term rental market. Vacation rentals should not be permitted in a home that the owner of the property does not reside at.</p>
<p>Open up to carriage house buildings on residential properties. Approve tiny homes on residential properties. Lift building restrictions on Area C properties that can prove water and sewer.</p>
<p>Ucluelet needs to stop gearing everything to tourist dollars, it needs to provide affordable rentals for families, for couples for people who work to keep the restaurants, stores, resorts, fish plants and recreational businesses open. This town needs affordable housing NOT attainable housing.</p>
<p>Limit nightly rentals. Ensure longterm rentals is first rental on residential property first THEN nightly after</p>
<p>condo buildings away from town, provide shuttle service (it IS DOABLE). People have too high standards regarding distance. Not everyone needs to live downtown because it's fancy. Furthermore should there somehow be a limit on how many ppl can actually live in Tofino (sorry latecomers), otherwise we end up slashing all the green we have just to provide parking and housing and Tofino WILL loose it's allure</p>
<p>Allow and push zoning for multiple family homes/ housing complexes. Increases tax rates on places zoned for vacation rentals. Create low income housing please. I've lived here all my life and seems so many family's and low income people with children pushed out because of lack of affordable housing. People with family's that live and have roots here. They just want to stay where their home is, where their family and community is. They love the west coast and they are the west coast. They deserve an affordable place to live and have a family here</p>
<p>Ten year tax holiday and fast track permitting on anyone building monthly rental apartments in Ukee.</p>
<p>Build public housing or rezone to allow greater density.</p>
<p>Don't make all property developments with such restrictive &amp; expensive building standards. Could a parcel of crown land be obtained for creating small lots for tiny homes or trailers?</p>
<p>It is sad that families that form the backbone of the work force in our communities are priced out of the housing market by speculators, developers and inflated property values. Rather than invite developers to reap the profits of exploiting our community land please look into housing cooperative models that are already in existence elsewhere and have proved very effective for</p>

providing homes in communities with tourist based economies. Many require proof of local employment for a given time and limit resale value and thereby ensure stable housing for local employees.

Stop speculation. Create truly affordable housing, not a developers version of affordable housing.

Government assistance for rent and living expenses for local people who were born here. Increase in taxes for people who were born out of province and decided to come here and take our jobs and housing.

This survey is a good first step - we need careful planning for housing and supporting infrastructure for locals and accommodations and infrastructure for tourists.

Create affordable housing by starting tiny home communities. Regulate the air B and B businesses.

- '- regulation!!
- enforcement of bylaws
- stop the illegal vacation rentals
- consider more than just tourism
- developments/ home opportunities should be available to locals first, not those with out of town money (not just those with lower income that need to apply to affordable housing, but those in the middle ground as well)

I'd like to hear the true mandate/ mindset of the vision those in positions of authority and power really have in regards to working towards a balance in our communities.

If it is just to promote tourism and rake in money for those fortunate enough to have businesses or vacation rental houses and not regulate the exponential number of tourists visiting year-to-year then say so. Trying to find a solution for housing as an afterthought either for seasonal workers or locals is a slap in the face.

- really, there needs to be a report done to look at all the ways that over tourism in these communities have greatly negatively impacted so many facets of this region (infrastructure, affordability, access, quality of life, losing that community feel, first nations lands, environmental, etc)

Allow more flexible and small scale temporary housing for workers such as a tiny home community or allowing workers to reside in RV or mobile housing seasonally. Allow more secondary dwelling units or increase density allowance for ADU or subdivisions.

The districts should provide an area for transient workers to park RV's/Vans. Many people are willing to live in this type of setting for the summer. The districts could rent the spaces to business to ensure it is actual employees living there. For a small investment of some washroom facilities, the districts would easily be able to recoup this money through rent and would be providing a much needed solution for business and their employees. The long term solution for more permanent employees is tougher but by creating a space to put the short term summer employees it would mean less people competing for the limited rental suites in the area.

Implement a set percentage of how many new builds have to fit the affordability index and Limit vacation rental properties so social housing can be met.

Stop spending money on surveys and build now!

Allow fulltime residency at Salmon Beach

Need low income housing for workers and families

## APPENDIX F: COMPLETE “OPEN ANSWER” RESPONSES, HOSPITALITY SURVEY

Provided without analysis, the complete list of all “open answer” responses given for questions 13 and 15 of the Tourism and Hospitality Housing Needs Survey.

**13) Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

Responses
Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through
I actually own my house but I am unique and fortunate. People are desperate for housing. Living on people's couches, sharing trailers, living in their vans, camping. There is literally nothing available and if you are lucky you can work somewhere that has housing (even if it is not the place you want to work at)
I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.
The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated, or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.
I find it difficult to find housing for our staff
affordable housing for senior, and a handicapped person both on fixed income
you find a place to rent, it sells, and becomes an airbnb - again and again and again which then limits the number of rentals forcing the rates to increase to a level that is not affordable by anyone working in the hospitality sector
Usually places only available until Spring time, short leases, really hard to find something else after a lease ends (lots of competition), landlords spontaneously decide to use the space for airbnb, staff accoms are too bustling and noisy with party kids, rent is outrageously high (I got asked to pay \$1600 for one small room in a shared house once)

We had to hop from vacation rental to vacation rental until something finally came available to buy

I am a 34 yo entrepreneur in the tourism industry and had to change accommodation 3 toimes over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in town but even with my network I am not offered suitable/heathy/ reasonably priced accommodation.I was offered a \$1500/month basement bachelor with no natural light, or a garage humid and cold for \$1000 for example. Those are not decent conditions to live in.

I now live in a 1 bedroom that has only one window and no storage. I am not allowed to have guests, or bring my own furnitures. I think that it is not decent condition to live when you are 34 and an independent and respectful full time worker. Unfortytunately most landlords in this town know the housing shortage and abuse of their power and/or rule the rent market. I found this place very last minute and really thought I would have to move in the bush to sleep.

We need places for workers. Air b&b number keep growing, we have more and more tourists in town but nowhere to keep the staff that is needed to offer services to the tourists.

We have moved every year since moving here four years ago as year round long term tenants. Firstly was because of living conditions, second home the rent went up and was no longer affordable, third because the home went up for sale, and now we are in a new space but paying more than our budget allows

trades men are very difficult to find

Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.

The quality of the accommodation I have stayed in has been okay, but extremely expensive! And very difficult to secure long term options. Additionally storage options are extremely limited.

**15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

**Responses**

I'm in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.

Although my experience is somewhat different than others' in that my living situation is made possible by my partner who was born/raised here and now owns property, I see very clearly how

the current state of the market affects the community negatively. It is unfortunate to see a dwindling community (of a certain population) when the hopes are that it thrives when those individuals are able to live here full time.

We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.

I think people in area C should have the opportunity to rent to campers and seasonal workers.

Please expand options for affordable living, such as spaces like CrabApple and similar trailer parks. This is by far one of the most affordable and sustainable living situations in town.

some of these questions don't apply to me, I will send this out to our staff to complete

illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both ucluelet and tofino will not be able to function which is currently showing in the number of businesses shutting down

I just have concerns about young families, workers in the service industry,

Due to high cost of building and owning real estate, with recent tax hikes as high as %50 in Tofino, property owners are forced to ask high rent. To offset the housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc etc). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses.

We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated. Few ideas:

-Closing all the vacation rentals operating in a zones were vacation rentals are not allowed. There are a lot !!! Imagine all the housings that could suddenly become available to workers ...

-Nobody needs 2, 3 , 4 and more air b&b ....

-Maybe putting a place limited amount of ""vacation rental permits"" would help to regulate the problem...

There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.

There also needs to be a district led seasonal staffing solution to support all local business owners who are struggling to find staff due to the housing crisis.

there should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.

n/a

provide infrastructure to continue organic development in tofino to the extent that it's sustainable.

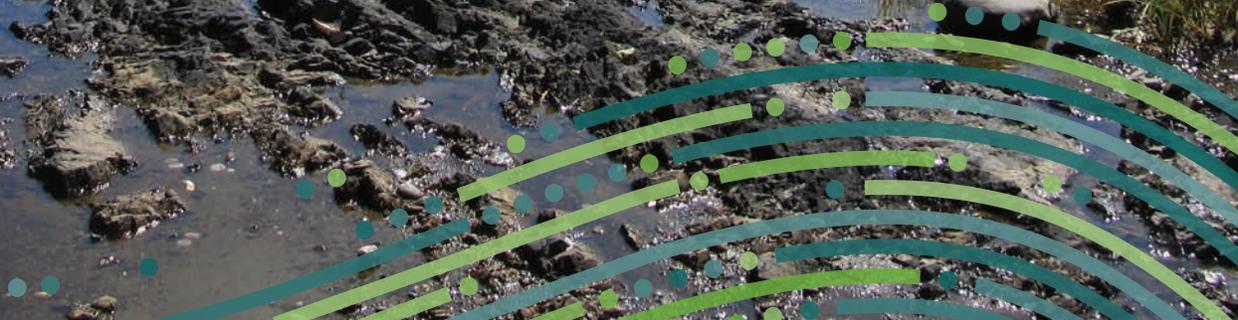


ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT

**Long Beach Electoral Area 'C'**  
**Housing Needs Report**  
**Alberni-Clayoquot Regional District**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX B:**  
**COMMUNITY HOUSING PROFILE**

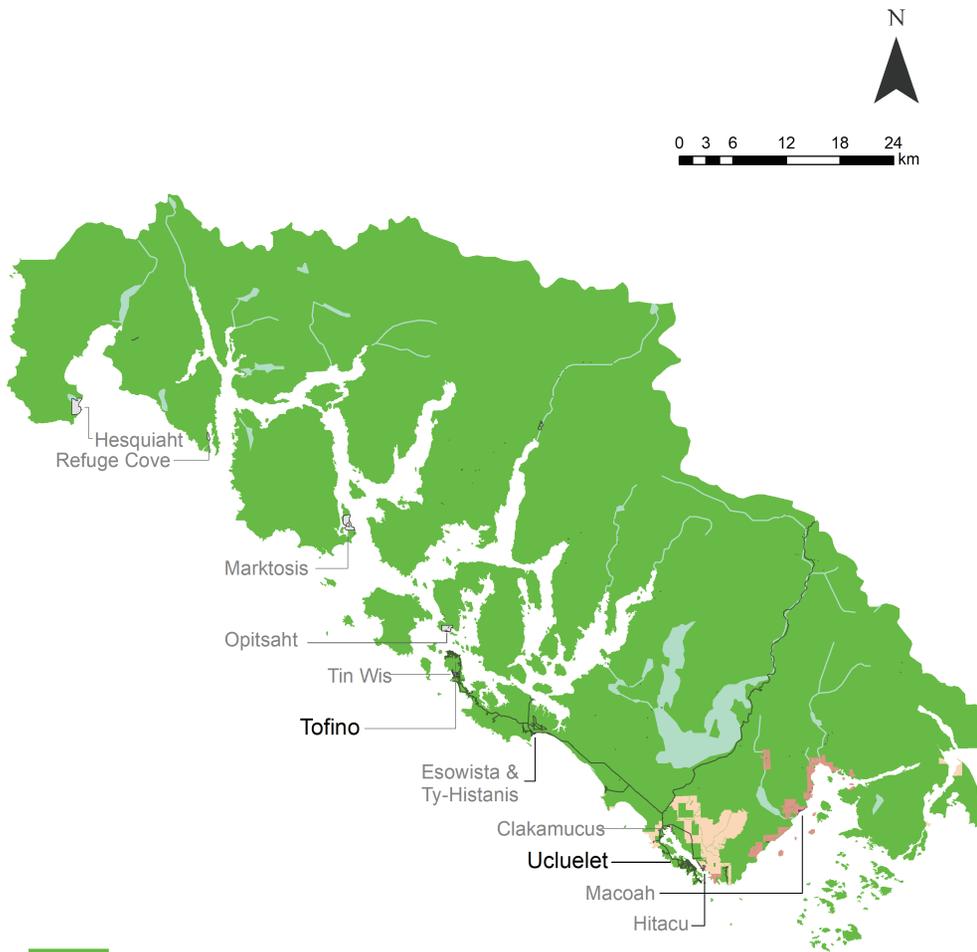


# ELECTORAL AREA 'C'

## Community Profile



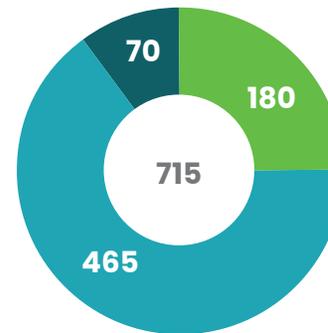
ALBERNI-CLAYOQUOT  
REGIONAL DISTRICT



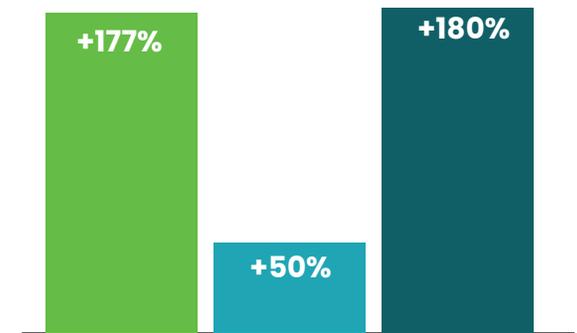
- Electoral Area C (Long Beach)
- Toquaht Nation Treaty Settlement Lands
- Yuułuʔiłʔatḥ Treaty Settlement Lands

### POPULATION

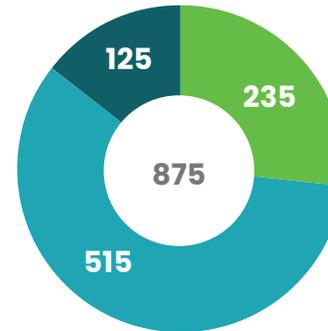
2016



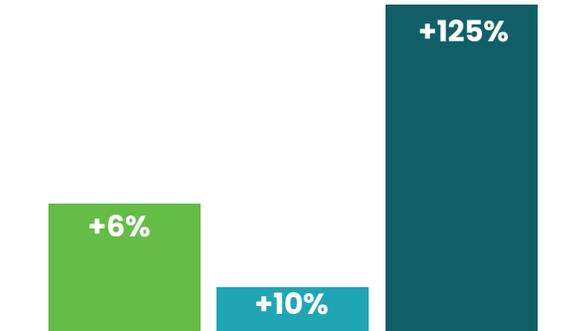
Change: '06-'16



2026



Change: '16-'26

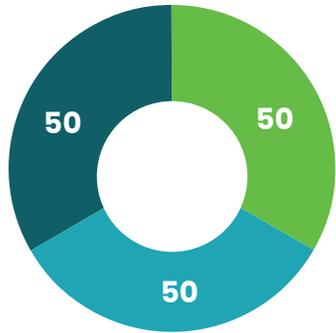


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

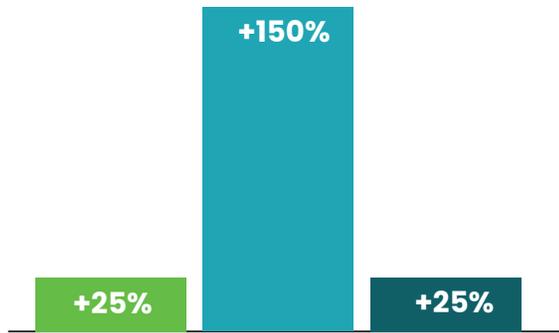
- Electoral Area 'C's population grew 79% from 2006 to 2016 to about 715 people, with substantial increases among all major age cohorts. Growth is in part attributed to the development in Ty-Histanis, which fell within the 2016 boundaries of Electoral Area 'C'.
- Projections anticipate that the total population may expand by a lesser greater magnitude between 2016 and 2026, possibly 22% to 875 people. This assumes Statistics Canada continues to include the Ty-Histanis population.
- Electoral Area 'C's median age fell sharply from 2006 (42.2) to 2016 (34.8). Based on anticipated youth growth, the median age may continue its decrease to 32.9 (2026).

# FAMILIES

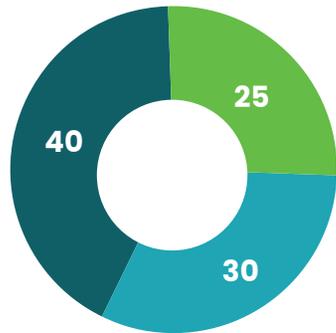
## Owners 2016



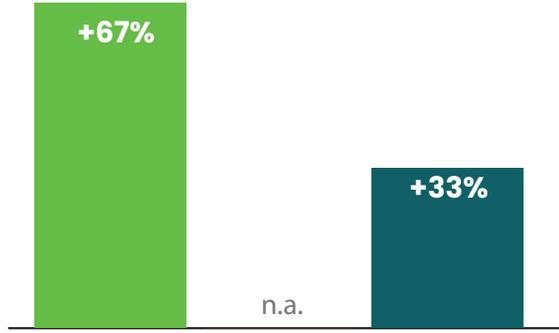
## Change: '06-'16



## Renters 2016



## Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Greatest growth among family types was among families with children (up 220%, 25 to 80), while total families with children grew 50%.

Total single / roommate households also increased (36%).

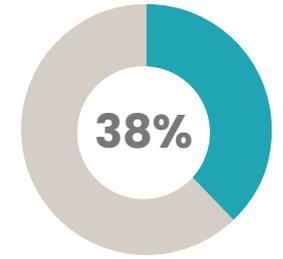
# HOUSEHOLDS



Total permanent households grew to 250 from 2006 to 2016

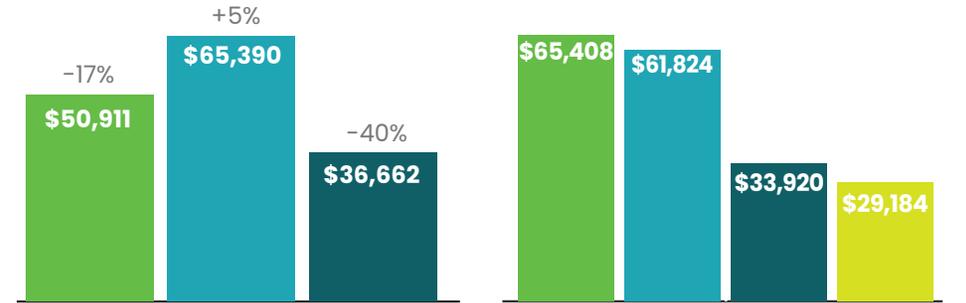


Households that Rent in 2016



# INCOME

## Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates

Households Earning more than \$100,000

unchanged

Households Earning between \$20,000 - \$39,999

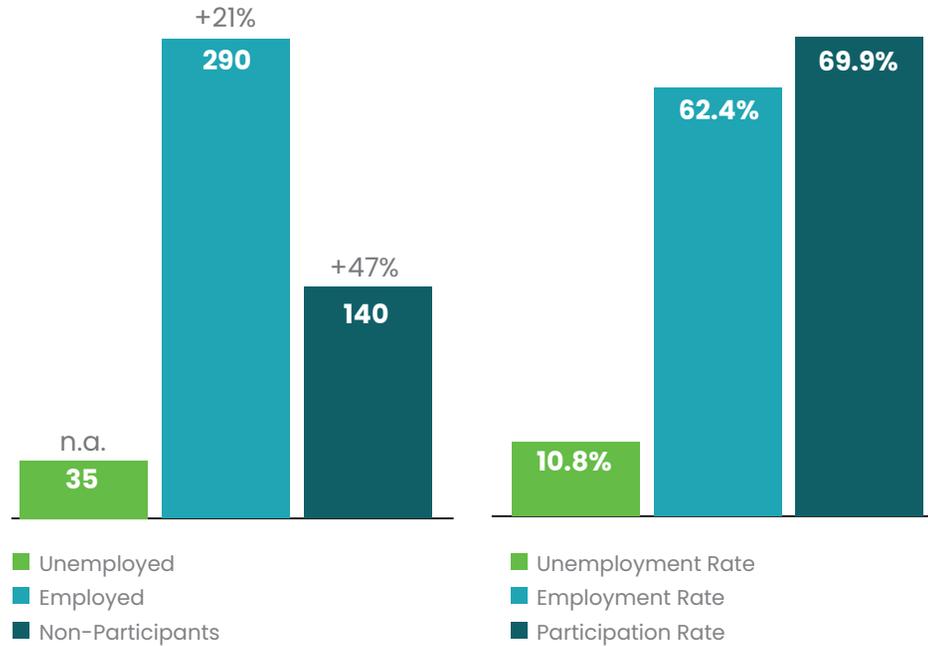
**↑ 225%**  
(20 to 65 households)

**30%**

of Electoral Area 'C' residents are in "Low Income" according to Statistics Canada; 40% of children aged 0 to 5 belong to a low income household.

# EMPLOYMENT

Labour Force '16 • Change: '06-'16      Labour Rate 2016



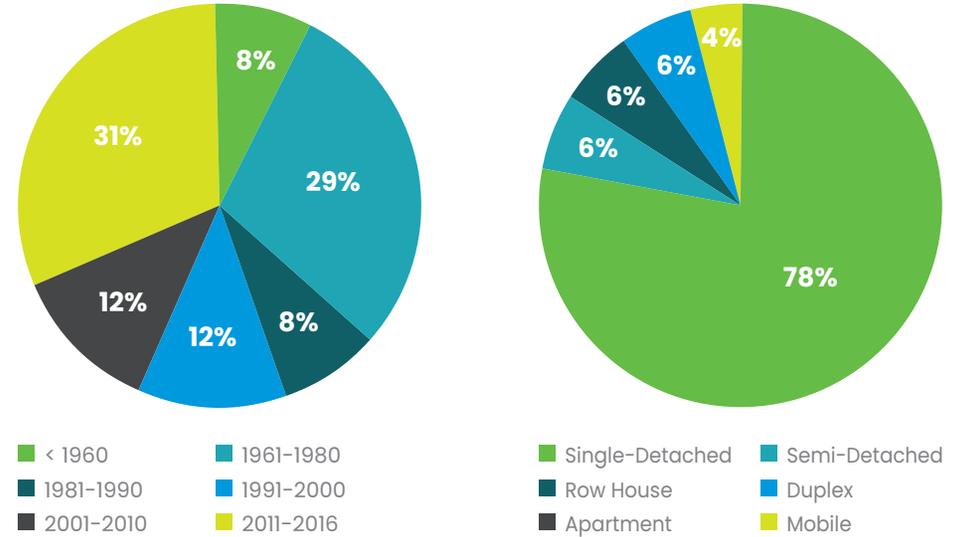
- Electoral Area 'C's labour force (people working or seeking work) expanded 33% from 2006 to 2016, while total of those not in the labour force (like retirees) jumped 47%.
- The total and rate of unemployed persons increased over the decade.

Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Lodging	90	27.7%	+ 19%	32%
Construction	35	10.8%	- 22%	43%
Public Administration	30	9.2%	+ 150%	40%

# HOUSING

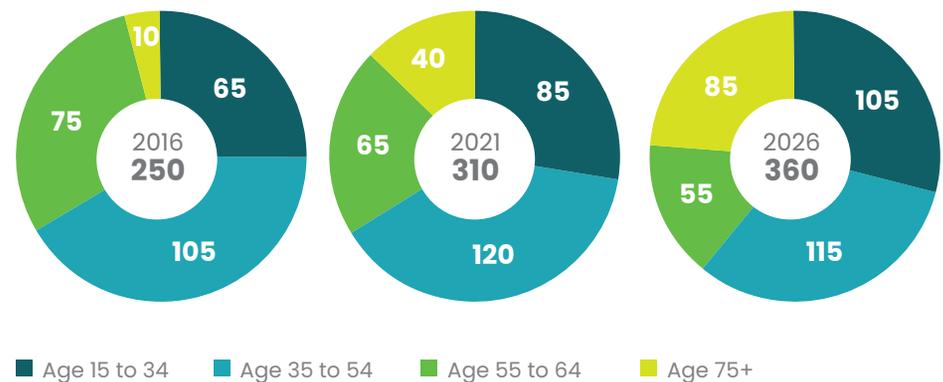
Dwelling Age 2016

Dwelling Type 2016



- 32% of households live a dwelling built between 2011 and 2016; 22% of owner households and 47% of renter households.
- The majority of dwellings are single-detached (78%).
- Electoral Area 'C' builds about 4 units annually. Housing projections anticipate that the local population could demand 11 units annually until at least 2026.

# HOUSING DEMAND (by Maintainer Age)



## HOUSING COSTS & AVAILABILITY

Adjusted for inflation	2020	Change '11-'20
Overall Sale Price	\$403,889	+41%
Single Family Home	\$403,889	+41%
1 Bedroom	\$1,200	+70%
2 Bedroom	\$1,200	+45%
3+ Bedroom	\$2,200	+68%

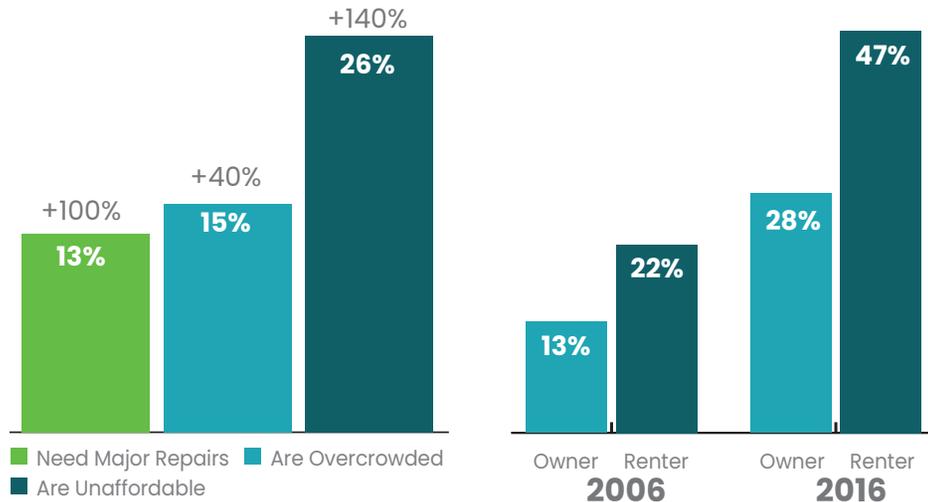
2020 Dollars

9 dwellings sold in 2020; all of which were single-detached homes.

CMHC rental data is unavailable for West Coast Region communities. Results based on locally collected rental listings.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16    Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable and disrepair increased between 2006 and 2016.
- The share of households in Core Housing Need more than doubled over ten years to about 33%. Worse rates of Core Housing Need occurred for both owner and renter households.

## ENGAGEMENT

### Housing Need



# 500

Over 500 residents responded to a community survey administered in Summer of 2021, including 28 residents of Electoral Area 'C'.

## 57%

More than half (57%) of renter respondents indicated that their current housing did not meet their needs.

## 5%

Only 5% of owner respondents indicated that their current housing did not meet their needs.

Many residents were worried about their ability to maintain a larger home and property as they age and were concerned about limited alternatives in the rural area.

### Community Quotes



*"The housing crisis affects me and my husband along with many other people who are struggling to keep an affordable roof over their heads while they work hard full time jobs that can't pay the bills."*

*"I will not be able to live where I am long-term... at that point do I need to give up my career because there is nowhere to go? This is a sad reality for many in this community."*

*"My husband and I are getting to the age when we will need to downsize, but having lived in a rural area all our lives, we will not feel comfortable in a condo. We wish there was an area with small, affordable lots that we could have a simple, small home or trailer with a bit of yard space for a garden."*



ALBERNI-CLAYOQUOT  
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**APPENDIX F:**  
**PROVINCIAL SUMMARY FORM**



## Housing Needs Reports – Summary Form

**MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA:** Electoral Area C (Long Beach)

**REGIONAL DISTRICT:** Alberni-Clayoquot

**DATE OF REPORT COMPLETION:** November 2021 (MONTH/YYYY)

### PART 1: KEY INDICATORS & INFORMATION

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

<b>LOCATION</b>	<b>Neighbouring municipalities and electoral areas:</b>
	District of Ucluelet, District of Tofino, Electoral Area
<b>LOCATION</b>	<b>Neighbouring First Nations:</b>
	Yuułuʔiłʔatḥ - Ucluelet First Nation, Toquaht Nation, Tla-O-Qui-Aht First Nation

<b>POPULATION</b>	<b>Population:</b> 715 (2016)		<b>Change since 2006 :</b>	79 %	
	<b>Projected population in 5 years:</b> 875 (2026)		<b>Projected change:</b>	'16-'26: 875 %	
	<b>Number of households:</b> 250 (2016)		<b>Change since 2006 :</b>	47 %	
	<b>Projected number of households in 5 years:</b> 360 (2026)		<b>Projected change:</b>	'16-'26: 44 %	
	<b>Average household size:</b> 2.5 (2016)				
	<b>Projected average household size in 5 years:</b> 2.1 (2026)				
	<b>Median age (local):</b> 2016: 34.8		<b>Median age (RD):</b> 46.6	<b>Median age (BC):</b> 43.0	
	<b>Projected median age in 5 years:</b> 2026: 32.9				
	<b>Seniors 65+ (local):</b> 2016: 10 %		<b>Seniors 65+ (RD):</b> 20 %	<b>Seniors 65+ (BC):</b> 18 %	
	<b>Projected seniors 65+ in 5 years:</b> 2026: 14 %				
	<b>Owner households:</b>		2016: 62 %	<b>Renter households:</b>	2016: 38 %
	<b>Renter households in subsidized housing:</b> 2016: 11 %				

<b>INCOME</b>	Median household income	Local	Regional District	BC
	<b>All households 2015</b>	\$ 50,911	\$ 58,297	\$ 69,979
	<b>Renter households 2015</b>	\$ 36,662	\$ 34,736	\$ 45,848
	<b>Owner households 2015</b>	\$ 65,390	\$ 67,533	\$ 84,333

<b>ECONOMY</b>	<b>Participation rate:</b> 2016: 69.9 %	<b>Unemployment rate:</b> 2016: 10.8 %
	<b>Major local industries:</b> Food & Lodging (27.7%, 90); Construction (10.8%, 35); Public Administration (9.2%, 30)	

<b>HOUSING</b>	<b>Median assessed housing values:</b> \$ 311,364 (2020)	<b>Median housing sale price:</b> \$ 403,889 (2020)
	<b>Median monthly rent:</b> \$ 1,200 (Tofino + Ucluelet, 2020)	<b>Rental vacancy rate:</b> n.a. %
	<b>Housing units - total:</b> 2016: 359	<b>Housing units – subsidized:</b> n.a.
	<b>Annual registered new homes - total:</b> n.a.	<b>Annual registered new homes - rental:</b> n.a.
	<b>Households below <i>affordability</i> standards (spending 30%+ of income on shelter):</b> 2016: 26 %	
	<b>Households below <i>adequacy</i> standards (in dwellings requiring major repairs):</b> 2016: 13 %	
	<b>Households below <i>suitability</i> standards (in overcrowded dwellings):</b> 2016: 15 %	

**Briefly summarize the following:**

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

General housing objectives in the Electoral Area C OCP are to provide for low-impact, rural residential development, to provide for a mix of uses in development areas, and to facilitate development of affordable housing. Through the OCP the ACRD permits accessory dwelling units in certain circumstances and regulates vacation rentals. Housing policies are summarized in the report.

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

Community consultation was extensive for this project. The project team distributed community surveys that received nearly 600 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders. Overall, the study counted more than nearly 700 engagements across all participating communities, Treaty, and non-Treaty Nations. 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 and all participating Municipalities and Treaty and non-Treaty Nations were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from Island Health were included in key informant interviews and focus groups 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. Toquaht Nation, Tla-o-qui-aht First Nation and Yuułuṭı̨ṭı̨ Government - Ucluelet First Nation were active participants in the study providing feedback on all project activities, contributing internal data and providing insight through interviews and focus groups. An additional survey, specific to Indigenous communities was developed and distributed across the Region.

## PART 2: KEY FINDINGS

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

	Currently	Anticipated (5 years)
<b>0 bedrooms (bachelor)</b>	0 (2016)	0 (2026)
<b>1 bedroom</b>	65 (2016)	90 (2026)
<b>2 bedrooms</b>	65 (2016)	90 (2026)
<b>3+ bedrooms</b>	125 (2016)	180 (2026)
<b>Total</b>	250 (2016)	360 (2026)

**Comments:**

Population growth is anticipated to expand the demand for housing in the short-term. By 2025, Electoral Area C may demand 360 units, an increase of about 11 units annually. Much of the increased population and demand in Area C is due to new development in Ty-Histanis, a residential subdivision on Tla-o-qui-aht Reserve Land. If Statistics Canada corrects its boundaries with the 2021 census, anticipated demand may fall dramatically.

**Table 2: Households in Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	160	100	145	100	230	100
<b>Of which are in core housing need</b>	25	15.6	25	17.2	75	32.6
Of which are owner households	15	13.0	0	0.0	40	27.6
Of which are renter households	10	22.2	0	0.0	40	47.1

**Comments:**

The total and percent of households in Core Housing Need grew between 2006 and 2016. About 27.6% of owners were in Core Housing Need; whereas, 47% of renters were facing difficulty meeting their housing needs.

**Table 3: Households in Extreme Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	160	100	145	100	230	100
<b>Of which are in extreme core housing need</b>	15	9.4	0	0.0	30	13.0
Of which are owner households	10	8.7	0	0.0	15	10.3
Of which are renter households	0	0.0	0	0.0	10	11.8

**Comments:**

The number and percentage of households in Extreme Core Housing Need rose between 2006 and 2016. About 10% of owners were in Extreme Core Housing Need and about 11% of renters.

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

**1. Affordable housing:**

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

**2. Rental housing:**

Engagement data indicated that there was a lack of affordable rental housing across the ACRD C. Many current renters would like to own, but are unable to primarily because of cost of purchasing, 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 10 wait listed applications for non-market housing from people with disabilities in the Region, most for Port Alberni 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 two-thirds of all households in 2026, but 4+ person households are growing the fastest, likely driven by new development in Ty-Histanis. Given this demand, need for housing that supports families is likely to grow.

**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 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 C and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units.



# ALBERNI-CLAYOQUOT REGIONAL DISTRICT

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