

WEST COAST HOUSING NEED AND DEMAND STUDY

ACRD Board Presentation – November 24 2021



DISTRICT OF
Tofino



DISTRICT OF
UCLUELET



Yuutu?it?ath



**TOQUAHT
NATION**



**ALBERNI-CLAYOQUOT
REGIONAL DISTRICT**



**TLA-O-QUI-AHT
FIRST NATION**

The West Coast Region is located within the traditional unceded territories of the hišk^wii?ath (Hesquiaht First Nation), ʕaahuus?ath (Ahousaht), ʕa?uuk^wi?ath (Tla-o-qui-aht First Nation), Yuutu?it?ath (Ucluelet First Nation), and tuk^waa?ath (Toquaht Nation).



**TURNER DRAKE
& PARTNERS LTD.**

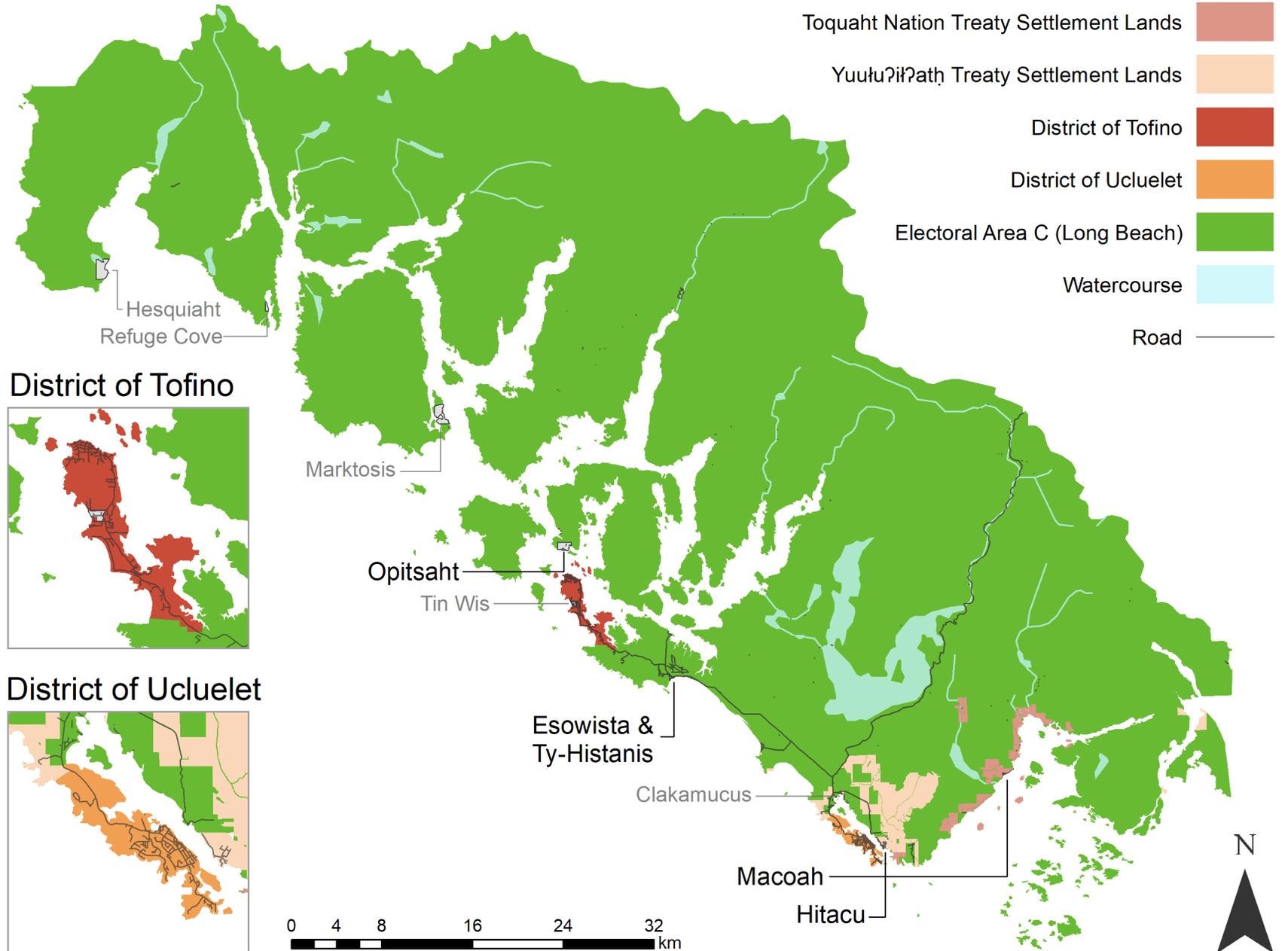


**MAKOLA
DEVELOPMENT
SERVICES**

STUDY AREA

Participating Communities:

- District of Tofino
- District of Ucluelet
- ACRD Area 'C' (Long Beach)
- Yuułuʔiłʔatḥ Government
- Toquaht Nation
- Tla-o-qui-aht First Nation



REPORT STRUCTURE

Regional Summary and Introduction

Local Housing Needs Reports Included in ACRD HNR Project

- ACRD Area 'C'
- Toquaht Nation
- Yuułu?it̓ath̓ Government

Local Appendices

- Engagement Report, Community Infographic
- Monitoring Tools, Planning Tools
- Data Tables, Summary Form

REPORT STRUCTURE

Regional Summary and Introduction



Start Here!

- Executive Summary
- Role of Regional Government

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Area 'C' Specifics

- Key Findings
- Recommendations
- Data Driven

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Dig Deeper

- Engagement Report
- Tools for Staff
- Provincial Requirements

DATA LIMITATIONS

West Coast has a very challenging data environment.

- Example - only 20 residents of Macoah in 2016.
- Many small geographies
- Highly seasonal populations
- Very difficult to catalogue need!

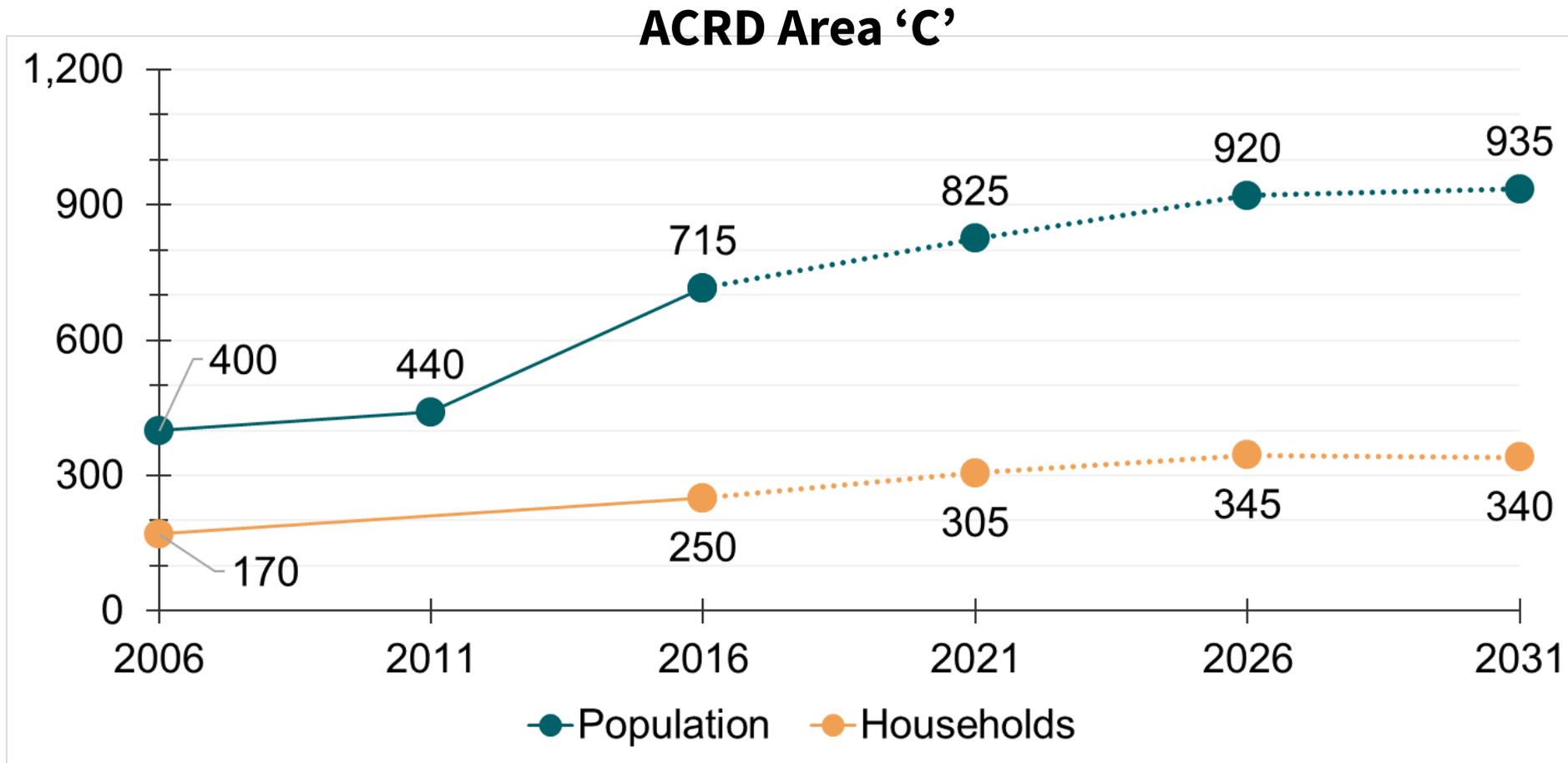
Specific Area C Challenge:

- Ty-Histanis subdivision on Tla-o-qui-aht Reserve Lands crosses into Area C
- Census Canada boundaries allocate most new growth in Ty-Histanis to Area C
- 51% of the population of Area C indicated they were of Indigenous Identity in 2016

Unless specified otherwise...

All data and quotes in this presentation are from Electoral Area C.

POPULATION AND HOUSEHOLDS



- Significant population growth, driven largely by development in Ty-Histanis
- Expecting the population of seniors to grow 54% between 2016 and 2026 to 16% of total population
- Anecdotal demand from younger families and people looking for more affordable options

OLDER RESIDENTS

Many older residents worried about their ability to maintain larger properties, but unable to downsize because of cost or availability.

Highlights a need for:

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

Ways Forward:

- Land-use decisions that prioritize multi-unit housing and active/public transportation
- Smaller units (not necessarily less bedrooms)
- Regional land use decisions

“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.”

RENTING

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

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

- Renter Household Median Income: \$36,662
- Owner Household Median Income: \$65,390

57%

of renter respondents indicated their current housing did not meet their needs.

47%

of renters are in Core Housing Need.

“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.”

RENTING

Highlights a need for:

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

Ways Forward:

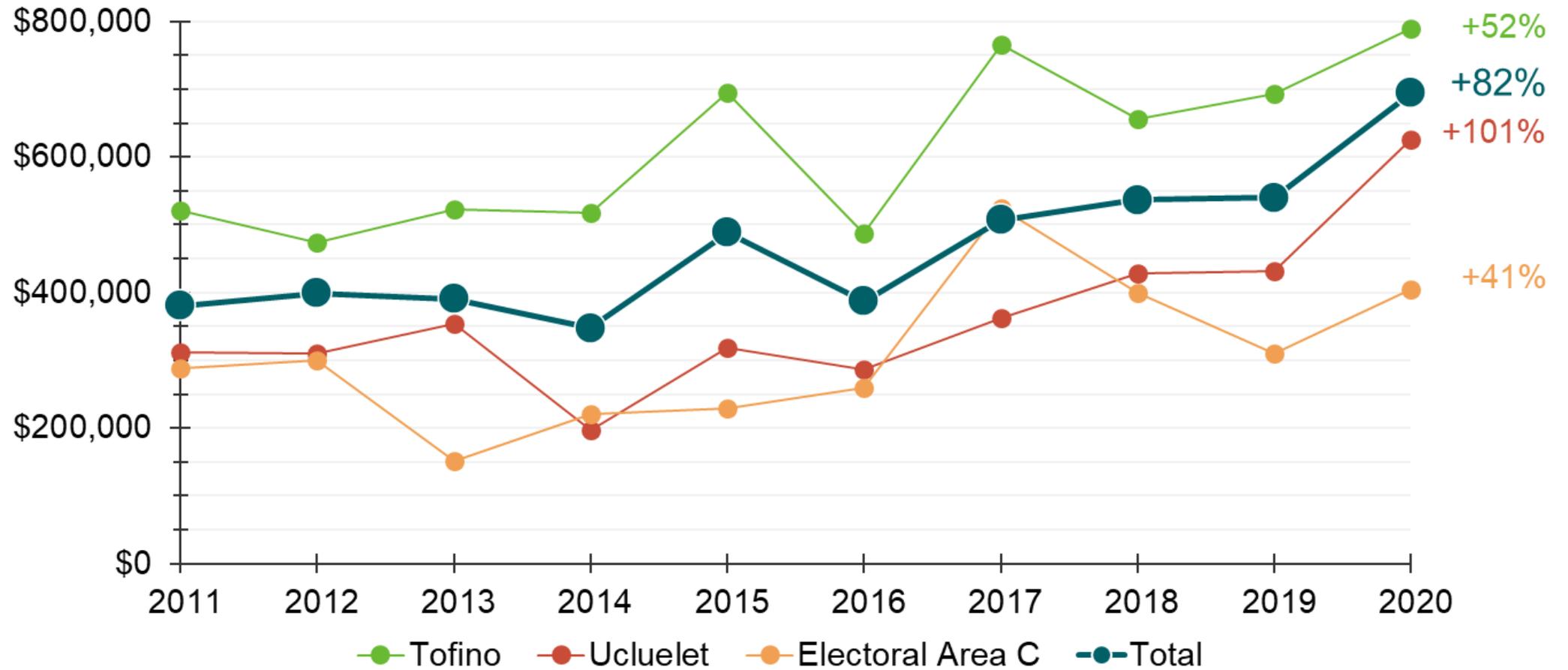
- Review and consider relaxing ADU restrictions where appropriate
- Encourage denser, multi-family options where appropriate
- Updates to South Long Beach OCP

Longer Term Monitoring:

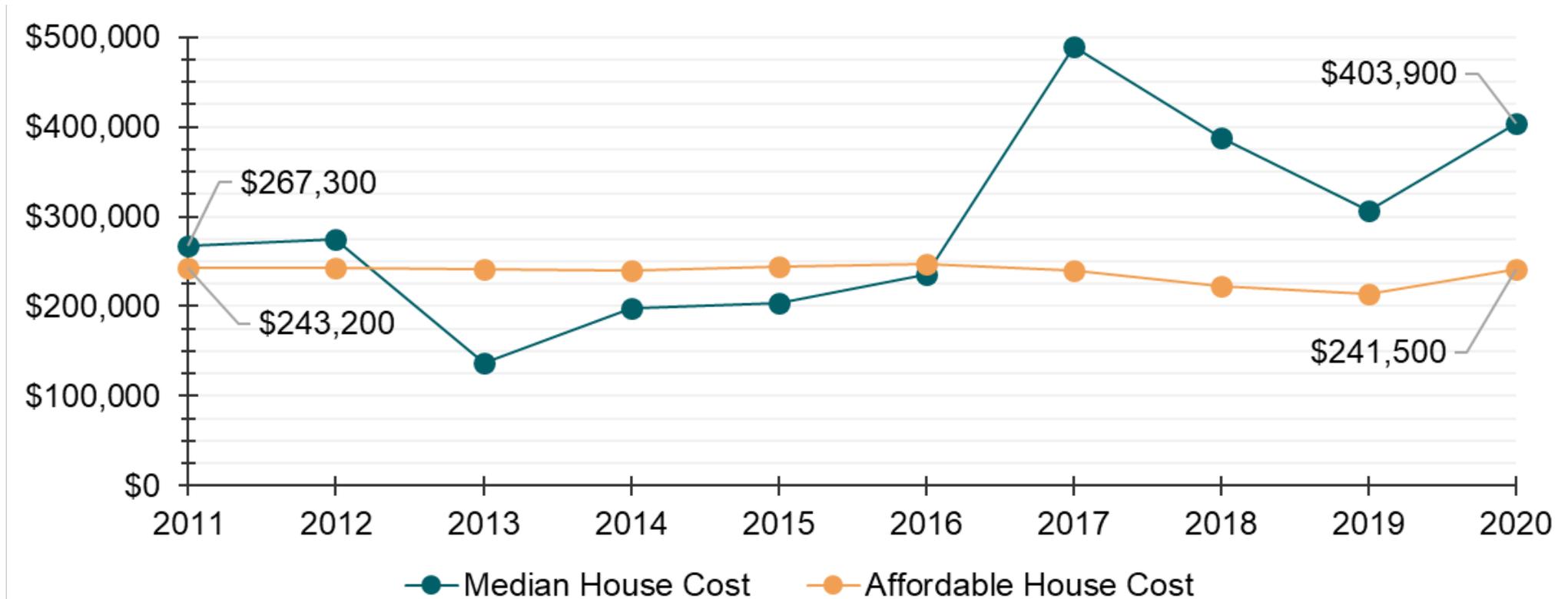
Short-Term Rentals (STR)

- Continue to monitor spread in rural areas, especially as ADU restrictions are relaxed
- If affordability worsens, strengthen regulation and enforcement

COST OF OWNERSHIP (2020 dollars)



OWNERSHIP AND INCOME



- A household earning \$60,000 could afford 42% of properties that were sold across the West Coast in 2015. Only 10% in 2020.

RENTERS AND OWNERS

Renters and owners are both challenged by the current housing market.

Owners

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

Renters

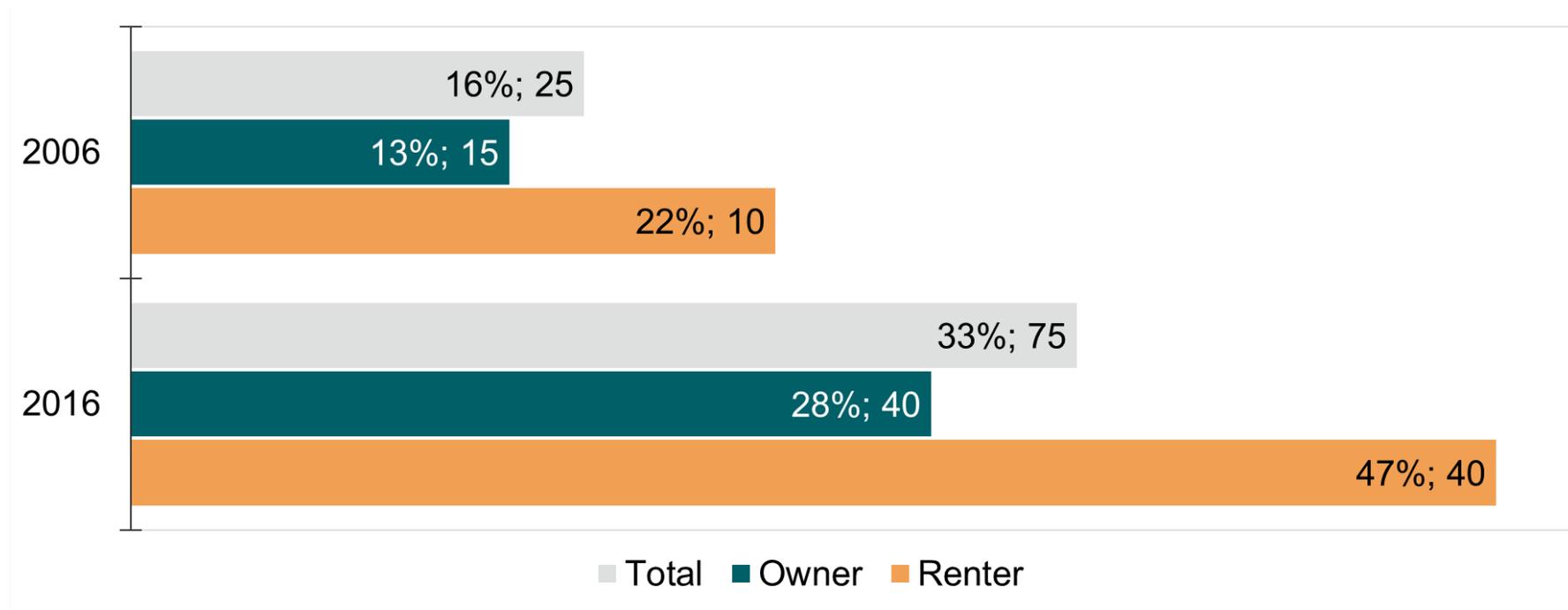
- Cost – very difficult to save in the current rental market
- More people, renting more expensive units, for longer
- Impacting ability to stay on the West Coast and grow their family

Cost of Construction

- Very difficult to build new, affordable options
- Private development and extending services is very expensive
- Expansion of private housing options unlikely to alleviate pressure on market

“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.”

CORE HOUSING NEED



- Driven by affordability, especially for owners. Many overextending to get into the market.
- Increase since 2006.

CORE HOUSING NEED

Entire ACRD



NON-MARKET HOUSING

Highlights a need for:

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

Ways Forward:

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

NEXT STEPS

For ACRD Board

- Receive by Resolution and Publish Online

Toquaht Nation

- Report Complete and Received

Yuułu?it?ath

- Report Complete, Presentation at next Executive Meeting

Ucluelet/Tofino/Tla-o-qui-aht First Nation

- Draft reports shortly, presentations TBD (likely December/January)

Staff Capacity Building and Public Forum to Share Results

- TBD in 2022

THANK YOU!

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

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

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- **Alt. Director Ling**
- **Amy and Alex and the ACRD!**

THANK YOU!

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Photos: Julie Edney