



# Strathcona Regional District

## ELECTORAL AREAS HOUSING NEEDS REPORT

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### APPENDIX G: 2024 INTERIM HOUSING NEEDS REPORT



# 2024 Interim Housing Needs Report

In June 2024, the *Local Government Act and Housing Needs Report Regulation* were updated to require that all local governments complete an Interim Housing Needs Report by January 1, 2025. The next regular Housing Needs Report must then be completed in 2028, and every 5 years thereafter.

The following requirements are outlined below and fulfilled within the subsequent pages of this Appendix:

1. Total housing units required over the next 5- and 20-years

2. Actions taken since the last report to reduce housing needs

3. Need for housing in proximity to transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation

## 1. TOTAL HOUSING UNITS REQUIRED OVER 5- AND 20- YEAR TIME PERIODS

Local governments must use a standard methodology called the “HNR Method” to estimate the total number of housing units required to address a community’s current and anticipated housing needs over 5- and 20- year timeframes, based on publicly available data sources that can be applied to communities of various scale. The HNR Method consists of six components which are added together to provide the total number of housing units needed in a municipality or regional district electoral area. Each component is detailed in the following section, with completed data tables for each electoral area available starting on page five of the Interim Housing Needs Report.

## Components of the HNR Method

### *A: Supply of units to reduce extreme core housing need*

Extreme core housing need (ECHN) for renters and owners with a mortgage is used to estimate the number of new units required for those in vulnerable housing situations. Extreme core housing need, as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% or more of total pre-tax income to pay the median rent for alternative acceptable local housing (as compared to 30% for core housing need).

Not all households in core housing need require a new unit to address housing inadequacies; for some households, solutions such as making repairs to an existing unit may be sufficient. With that understanding, the use of ECHN data as a subset of core housing need provides a more conservative estimate of new units required while still relying on consistent and available data<sup>1</sup>.

### *B: Supply of units to reduce homelessness*

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.

Data on homelessness is derived from the Province's Integrated Data Project (IDP), a program initiated in partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing. The IDP provides robust data on people experiencing homelessness at any point during the year, as a complement to the annual, one-day point-in-time counts conducted by many local and regional governments.

To be included in IDP counts, individuals must have received income assistance (i.e., BC Employment Assistance) and had no fixed address for three consecutive months or stayed in a BC Housing-affiliated shelter for at least one night, or both. The data is publicly available at the regional scale, with the most recent year being 2021.

### *C: Supply of units to address suppressed household formation*

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment.

Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply.

*D: Supply of units to meet household growth over the next 5 or 20 years*

Anticipated household growth (AHG) quantified the additional households required to accommodate an increasing population over the next 5 or 20 years.

*E: Supply or unit needed to meet at least 3% rental vacancy rate*

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (BC/Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.

*F: Supply of units needed to meet local demand (the “demand buffer”)*

A calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities. For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable municipality. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand.

**Note: Regional district electoral areas are exempt from the requirement to apply the demand factor.**

1 Guidelines for Housing Needs Reports – HNR Method Technical Guidance (2024, June). Retrieved from [hnr\\_method\\_technical\\_guidelines.pdf\(gov.bc.ca\)](https://www2.gov.bc.ca/gov2/othergov2/hnr_method_technical_guidelines.pdf)

## Housing Units Required - Data Appendices

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# Electoral Area A: Kyuquot/Nootka - Sayward Housing Projections

## Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

**Table 1A** shows total owner and renter households in Area A in the four previous census years.

Electoral Area A				
Total Households	2006	2011	2016	2021
Owners	315	340	320	365
Renters	60	50	45	60

**Table 1B** shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN. Please note that data for owners with a mortgage is only available for 2021.

Electoral Area A									
ECHN	2006 #	2006 % of total	2011 #	2011 % of total	2016 #	2016 % of total	2021 #	2021 % of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		20	5.48%	5.48%
Renters	0	0	0	0	10	22.22%	0	0	5.56%

**Table 2** shows the estimated total number of owners with a mortgage and renter household in ECHN in 2021.

Electoral Area A			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners with or without a mortgage	365	5.48%	20
Renters	60	5.56%	3.33
<b>Total New Units to Meet ECHN - 20 years</b>			<b>23.33</b>

## Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

**Table 3** shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need.

Electoral Area A				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
47,280	930	1.97%	383	7.53
<b>Total New Units to Homelessness Needs – 20 years</b>				<b>7.53</b>

*Component C: Housing units and suppressed household formation*

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

**Table 4A** shows the number of owner and renter households unable to form due to a constrained housing environment in 2006 by age of the primary household maintainer.

Electoral Area A		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	10	0
25 to 34 years	20	0
35 to 44 years	20	10
45 to 54 years	80	15
55 to 64 years	95	0
65 to 74 years	75	20
75 years and over	30	0

**Table 4B** shows the number of owner and renter households unable to form due to a constrained housing environment in 2021 by age of the primary household maintainer.

Electoral Area A		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	0
25 to 34 years	25	20
35 to 44 years	35	15
45 to 54 years	90	10
55 to 64 years	70	0
65 to 74 years	105	10
75 to 84 years	30	0
85 years and over	0	0

**Table 5** shows the population by age category in 2006 and 2021.

Electoral Area A					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	80	100	60	70
	25 to 34 years	20		10	
25 to 34 years	25 to 29 years	20	60	50	100
	30 to 34 years	40		50	
35 to 44 years	35 to 39 years	15	45	50	95
	40 to 44 years	30		45	
45 to 54 years	45 to 49 years	90	155	50	145
	50 to 54 years	65		95	
55 to 64 years	55 to 59 years	120	180	65	155
	60 to 64 years	60		90	
65 to 74 years	65 to 69 years	85	125	90	160
	70 to 74 years	40		70	
75 years and over	75 to 79 years	20	45	45	80
	80 to 84 years	25		15	
	85 years and over	0		20	

**Table 6** shows the 2006 headship rate of each age category for both renters and owners.

Electoral Area A					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	0	100	10%	0%
25 to 34 years	20	0	60	33.33%	0%
35 to 44 years	20	10	45	44.44%	22.22%
45 to 54 years	80	15	155	51.61%	9.68%
55 to 64 years	95	0	180	52.78%	0%
65 to 74 years	75	20	125	60%	16%
75 years and over	30	0	45	66.67%	0%



**Table 7** shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant.

Electoral Area A					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	10%	0%	70	7	0
25 to 34 years	33.33%	0%	100	33.33	0
35 to 44 years	44.44%	22.22%	95	42.22	21.11
45 to 54 years	51.61%	9.68%	145	74.84	14.03
55 to 64 years	52.78%	0%	155	81.81	0
65 to 74 years	60%	16%	160	96.00	25.60
75 years and over	66.67%	0%	80	53.33	0

**Table 8** calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines.

Electoral Area A							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	7	0	0	0	7	0	7
25 to 34 years	33.33	0	25	20	8.33	-20	0
35 to 44 years	42.22	21.11	35	15	7.22	6.11	13.33
45 to 54 years	74.84	14.03	90	10	-15.16	4.03	0
55 to 64 years	81.81	0	70	0	11.81	0	11.81
65 to 74 years	96	25.60	105	10	-9	15.6	6.6
75 years and over	53.33	0	30	0	23.33	0	23.33
<b>Total New Units to Meet Suppressed Housing Need - 20 years</b>							<b>62.07</b>

*Component D: Housing units and anticipated household growth*

The following tables calculate the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

**Table 9** shows the 20-year population projection and growth rate for your regional district.

Strathcona Regional District			
Regional District Projections	2021	2041	Regional Growth Rate
Households	21,230	27,364	28.89%

**Table 10** shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections.

Electoral Area A				
Growth Scenarios	Regional Growth Rate	Households		New Units
	28.89%	2021	2041	124.24
Regionally Based Household Growth		430	554.24	
<b>Total New Units to Meet Household Growth Needs - 20 years</b>				<b>124.24</b>

*Component E: Housing units and rental vacancy rate*

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

**Table 11** shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate.

Electoral Area A				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3%	97%	60	61.86
Local Vacancy Rate	1.40%	98.6%		60.85
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>1</b>

*Component F: Housing units and demand (the “demand buffer”)*

**Note:** Regional district electoral areas are exempt from the requirement to apply the demand factor.

## Total 5-year and 20-year housing need

**Table 12** sums all components and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

<b>Electoral Area A</b>		
<b>Component</b>	<b>5 Year Need</b>	<b>20 Year Need</b>
A. Extreme Core Housing Need	5.83	23.33
B. Persons Experiencing Homelessness	3.77	7.53
C. Suppressed Household Formation	15.52	62.07
D. Anticipated Growth	50.41	124.24
E. Rental Vacancy Rate Adjustment	0.25	1
F. Additional Local Demand	N/A	N/A
<b>Total New Units – 5 years</b>	<b>76</b>	
<b>Total New Units – 20 years</b>		<b>218</b>

## Electoral Area B: Cortes Island Housing Projections

### *Component A: Extreme core housing needs calculation*

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

**Table 1A** shows total owner and renter households in Area B in the four previous census years.

Electoral Area B				
Total Households	2006	2011	2016	2021
Owners	365	385	350	415
Renters	130	175	185	145

**Table 1B** shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate. *Please note that data for owners with a mortgage is only available for 2021.*

Electoral Area B									
ECHN	2006 #	2006 % of total	2011 #	2011 % of total	2016 #	2016 % of total	2021 #	2021 % of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		20	4.82%	4.82%
Renters	40	30.77%	0	0	20	10.81%	0	0%	10.40%

**Table 2** shows the estimated total of owners with a mortgage and renter household in ECHN in 2021.

Electoral Area B			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners with or without a mortgage	415	4.82%	20
Renters	145	10.40%	15.07
<b>Total New Units to Meet ECHN - 20 years</b>			<b>35.07</b>

### *Component B: Housing units and homelessness*

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

**Table 3** shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need.

Electoral Area B				
		Local Population		
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
47,280	1,055	2.23%	383	8.55
<b>Total New Units to Homelessness Needs – 20 years</b>				<b>8.55</b>

*Component C: Housing units and suppressed household information*

The following table calculates the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

**Table 4A** shows the number of owner and renter households unable to form due to a constrained environment in 2006 by age of the primary household maintainer.

Electoral Area B		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
Under 25 years	0	0
25 to 34 years	20	40
35 to 44 years	45	40
45 to 54 years	70	20
55 to 64 years	135	30
65 to 74 years	70	10
75 years and over	25	0

**Table 4B** shows the number of owner and renter households unable to form due to a constrained environment in 2021 by age of the primary household maintainer.

Electoral Area B		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	0
25 to 34 years	10	10
35 to 44 years	45	25
45 to 54 years	55	20
55 to 64 years	85	25

65 to 74 years	110	50
75 to 84 years	95	20
85 years and over	20	0

**Table 5** shows the population by age category in 2006 and 2021.

Electoral Area B					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	30	30	45	80
	25 to 34 years	0		35	
25 to 34 years	25 to 29 years	35	105	20	50
	30 to 34 years	70		30	
35 to 44 years	35 to 39 years	60	140	80	135
	40 to 44 years	80		55	
45 to 54 years	45 to 49 years	80	170	65	120
	50 to 54 years	90		55	
55 to 64 years	55 to 59 years	155	255	135	185
	60 to 64 years	100		50	
65 to 74 years	65 to 69 years	65	95	105	230
	70 to 74 years	30		125	
75 years and over	75 to 79 years	35	35	100	145
	80 to 84 years	0		30	
	85 years and over	0		15	

**Table 6** shows the 2006 headship rate of each age category for both renters and owners.

Electoral Area B					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0	0	30	0%	0%
25 to 34 years	20	40	105	19.05%	38.10%
35 to 44 years	45	40	140	32.14%	28.57%
45 to 54 years	70	20	170	41.18%	11.76%
55 to 64 years	135	30	255	52.94%	11.76%
65 to 74 years	70	10	95	73.68%	10.53%
75 years and over	25	0	35	71.43%	0%

**Table 7** shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant.

Electoral Area B					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	0%	0%	80	0	0
25 to 34 years	19.5%	38.10%	50	9.52	19.05
35 to 44 years	32.14%	28.57%	135	43.39	38.57
45 to 54 years	41.18%	11.76%	120	49.41	14.12
55 to 64 years	52.94%	11.76%	185	97.94	21.76
65 to 74 years	73.68%	10.53%	230	169.47	24.21
75 years and over	71.43%	0%	145	103.57	0

**Table 8** calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines.

Electoral Area B							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	0	0	0	0	0	0	0
25 to 34 years	9.52	19.05	10	10	-0.48	9.05	8.57
35 to 44 years	43.39	38.57	45	25	-1.61	13.57	11.96
45 to 54 years	49.41	14.12	55	20	-5.59	-5.88	0
55 to 64 years	97.94	21.76	85	25	12.94	-3.24	9.71
65 to 74 years	169.47	24.21	110	50	59.47	-25.79	33.68
75 years and over	103.57	0	115	20	-11.43	-20.0	0
<b>Total New Units to Meet Suppressed Housing Need - 20 years</b>							<b>63.93</b>

#### *Component D: Housing units and anticipated household growth*

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

**Table 9** shows the 20-year population projection and growth rate for your regional district.

Strathcona Regional District			
Regional District Projections	2021	2041	Regional Growth Rate
Households	21,230	27,364	28.89%

**Table 10** shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections.

Electoral Area B				
Growth Scenarios	Regional Growth Rate	Households		New Units
	28.89%	2021	2041	
Regionally Based Household Growth		555	715.36	
<b>Total New Units to Meet Household Growth Needs - 20 years</b>				<b>160.36</b>

*Component E: housing units and rental vacancy rate*

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

**Table 11** shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate.

Electoral Area B				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3%	97%	145	149.48
Local Vacancy Rate	1.40%	98.6%		147.06
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>2.43</b>

*Component F: Housing units and demand (the “demand buffer”)*

**Note:** Regional district electoral areas are exempt from the requirement to apply the demand factor.



## Total 5-year and 20-year housing need

**Table 12** sums all components and round the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

<b>Electoral Area B</b>		
<b>Component</b>	<b>5 Year Need</b>	<b>20 Year Need</b>
A. Extreme Core Housing Need	8.77	35.07
B. Persons Experiencing Homelessness	4.27	.855
C. Suppressed Household Formation	15.98	63.93
D. Anticipated Growth	65.07	160.36
E. Rental Vacancy Rate Adjustment	0.61	2.43
F. Additional Local Demand	N/A	N/A
<b>Total New Units – 5 years</b>	<b>95</b>	
<b>Total New Units – 20 years</b>		<b>270</b>

## Electoral Area C: Discovery Islands – Mainland Inlets Housing Projections

### *Component A: Extreme core housing need calculation*

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

**Table 1A** shows total owner and renter households in Area C in the four previous census years.

Electoral Area C				
Total Households	2006	2011	2016	2021
Owners	820	890	905	1,080
Renters	285	255	265	250

**Table 1B** shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate.

*Please note that data for owners with a mortgage is only available for 2021.*

Electoral Area C									
ECHN	2006 #	2006 % of total	2011 #	2011 % of total	2016 #	2016 % of total	2021 #	2021 % of total	Average ECHN Rate
Owners with a mortgage	n/a		n/a		n/a		50	4.63%	4.63%
Renters	40	14.04%	20	7.84%	55	20.75%	0	0%	10.66%

**Table 2** shows the estimated total of owners with a mortgage and renter household in ECHN in 2021.

Electoral Area C			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners with or without a mortgage	1,080	4.63%	50
Renters	250	10.66%	26.65
<b>Total New Units to Meet ECHN - 20 years</b>			<b>76.65</b>

*Component B: Housing units and homelessness*

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

**Table 3** calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Electoral Area C				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
47,280	2,680	5.67%	383	21.71
<b>Total New Units to Homelessness Needs – 20 years</b>				<b>21.71</b>

*Component C: Housing units and suppressed household formation*

Calculates the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

**Table 4A** shows the number of owner and renter households unable to form due to a constrained housing environment in 2006 by age of the primary household maintainer.

Electoral Area C		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
15 to 24 years	10	25
25 to 34 years	50	35
35 to 44 years	105	75
45 to 54 years	255	60
55 to 64 years	275	65
65 to 74 years	80	20
75 years and over	65	10

**Table 4B** shows the number of owner and renter households unable to form due to a constrained housing environment in 2021 by age of the primary household maintainer.

Electoral Area C		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	0
25 to 34 years	45	30
35 to 44 years	105	50
45 to 54 years	110	35
55 to 64 years	235	50
65 to 74 years	435	60
75 to 84 years	120	0
85 years and over	30	10

**Table 5** shows the population by age category in 2006 and 2021.

Electoral Area C					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	135	260	60	110
	25 to 34 years	125		50	
25 to 34 years	25 to 29 years	80	180	80	185
	30 to 34 years	100		105	
35 to 44 years	35 to 39 years	115	280	130	285
	40 to 44 years	165		155	
45 to 54 years	45 to 49 years	220	570	140	285
	50 to 54 years	350		145	
55 to 64 years	55 to 59 years	310	535	185	480
	60 to 64 years	225		295	
65 to 74 years	65 to 69 years	115	165	470	795
	70 to 74 years	50		325	
75 years and over	75 to 79 years	60	90	155	260
	80 to 84 years	20		60	
	85 years and over	10		40	

**Table 6** shows the 2006 headship rate of each age category for both renters and owners.

Electoral Area C					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	25	260	3.85%	9.62%
25 to 34 years	50	35	180	27.78%	19.44%
35 to 44 years	105	75	280	37.50%	26.79%
45 to 54 years	255	60	570	44.74%	10.53%
55 to 64 years	275	65	535	51.40%	12.15%
65 to 74 years	80	20	165	48.48%	12.12%
75 years and over	65	10	90	72.22%	11.11%

**Table 7** shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant.

Electoral Area C					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	3.85%	9.62%	110	4.23	10.58
25 to 34 years	27.78%	19.44%	185	51.39	35.97
35 to 44 years	37.50%	26.79%	285	106.88	76.34
45 to 54 years	44.74%	10.53%	285	127.50	30
55 to 64 years	51.40%	12.15%	480	246.73	58.32
65 to 74 years	48.48%	12.12%	795	385.45	96.36
75 years and over	72.22%	11.11%	260	187.78	28.89

**Table 8** calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines.

Electoral Area C							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	4.23	10.58	0	0	4.23	10.58	14.81
25 to 34 years	51.39	35.97	45	30	6.39	5.97	12.36
35 to 44 years	106.88	76.34	105	50	1.88	26.34	28.21
45 to 54 years	127.50	30	110	35	17.50	-5	12.50

55 to 64 years	246.73	58.32	235	50	11.76	8.32	20.05
65 to 74 years	385.45	96.36	435	60	-49.55	36.36	0
75 years and over	187.78	28.89	150	10	37.78	18.89	56.67
<b>Total New Units to Meet Suppressed Housing Need - 20 years</b>							<b>144.60</b>

*Component D: Housing units and anticipated household growth*

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

**Table 9** shows the 20-year population projection and growth rate for your regional district.

<b>Strathcona Regional District</b>			
<b>Regional District Projections</b>	<b>2021</b>	<b>2041</b>	<b>Regional Growth Rate</b>
Households	21,230	27,364	28.89%

**Table 10** shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections.

<b>Electoral Area C</b>				
<b>Growth Scenarios</b>	<b>Regional Growth Rate</b>	<b>Households</b>		<b>New Units</b>
	28.89%	<b>2021</b>	<b>2041</b>	<b>385.72</b>
Regionally Based Household Growth		1,335	1,720.72	
<b>Total New Units to Meet Household Growth Needs - 20 years</b>				

*Component E: housing units and rental vacancy rate*

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

**Table 11** shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate.

Electoral Area C				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3%	97%	250	257.73
Local Vacancy Rate	1.40%	98.6%		253.55
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>4.18</b>

*Component F: Housing units and demand (the “demand buffer”)*

**Note:** Regional district electoral areas are exempt from the requirement to apply the demand factor.

**Total 5-year and 20-year housing need**

**Table 12** sums all components and round the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

Electoral Area C		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	19.16	76.65
B. Persons Experiencing Homelessness	10.86	21.71
C. Suppressed Household Formation	36.15	144.60
D. Anticipated Growth	156.51	385.72
E. Rental Vacancy Rate Adjustment	1.05	4.18
F. Additional Local Demand	0	0
<b>Total New Units – 5 years</b>	<b>224</b>	
<b>Total New Units – 20 years</b>		<b>633</b>

## Electoral Area D: Oyster Bay – Buttle Lake Housing Projections

### *Component A: Extreme core housing need calculation*

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

**Table 1A** shows total owner and renter households in the four previous census years.

Electoral Area D				
Total Households	2006	2011	2016	2021
Owners	1735	1485	1675	1530
Renters	240	210	200	190

**Table 1B** shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate.

*Please note that data for owners with a mortgage is only available for 2021.*

Electoral Area D									
ECHN	2006 #	2006 % of total	2011 #	2011 % of total	2016 #	2016 % of total	2021 #	2021 % of total	Average ECHN Rate
Owners with a mortgage		n/a		n/a		n/a	20	1.31%	<b>1.31%</b>
Renters	25	10.42%	20	9.52%	35	17.50%	0	0%	<b>9.36%</b>

**Table 2** shows the estimated total of owners with a mortgage and renter household in ECHN in 2021.

Electoral Area D			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners with or without a mortgage	1,530	1.31%	20
Renters	190	9.36%	17.78
<b>Total New Units to Meet ECHN - 20 years</b>			<b>37.78</b>

### *Component B: Housing units and homelessness*

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.



**Table 3** calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Electoral Area D				
	Local Population			
Regional Population	#	% of region	Regional PEH	Proportional Local PEH
47,280	4,075	8.62%	383	33.01
<b>Total New Units to Homelessness Needs – 20 years</b>				<b>33.01</b>

*Component C: Housing units and suppressed household formation*

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

**Table 4A** shows the number of owner and renter households unable to form due to a constrained housing environment in 2006 by age of the primary household maintainer.

Electoral Area D		
	2006 Households	
Age – Primary Household Maintainer 2006 Categories	Owner	Renter
15 to 24 years	10	0
25 to 34 years	110	85
35 to 44 years	295	50
45 to 54 years	510	40
55 to 64 years	400	40
65 to 74 years	225	15
75 years and over	190	10

**Table 4B** shows the number of owner and renter household unable to form due to a constrained housing environment in 2021 by age of the primary household maintainer.

Electoral Area D		
	2021 Households	
Age – Primary Household Maintainer 2021 Categories	Owner	Renter
15 to 24 years	0	15
25 to 34 years	60	25
35 to 44 years	240	60
45 to 54 years	260	25

55 to 64 years	385	30
65 to 74 years	395	30
75 to 84 years	160	0
85 years and over	35	0

**Table 5** shows the population by age category in 2006 and 2021.

Electoral Area D					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	375	575	195	305
	25 to 34 years	200		110	
25 to 34 years	25 to 29 years	140	335	135	295
	30 to 34 years	195		160	
35 to 44 years	35 to 39 years	270	660	275	530
	40 to 44 years	390		255	
45 to 54 years	45 to 49 years	570	1,090	225	515
	50 to 54 years	520		290	
55 to 64 years	55 to 59 years	505	830	360	815
	60 to 64 years	325		455	
65 to 74 years	65 to 69 years	240	365	415	710
	70 to 74 years	125		295	
75 years and over	75 to 79 years	60	220	165	335
	80 to 84 years	105		115	
	85 years and over	55		55	

**Table 6** shows the 2006 headship rate of each age category for both renters and owners.

Electoral Area D					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	10	0	575	1.74%	0%
25 to 34 years	110	85	335	32.84%	25.37%
35 to 44 years	295	50	660	44.70%	7.58%
45 to 54 years	510	40	1090	46.79%	3.67%
55 to 64 years	400	40	830	48.19%	4.82%
65 to 74 years	225	15	365	61.64%	4.11%
75 years and over	190	10	220	86.36%	4.55%

**Table 7** shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant.

Electoral Area D					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	1.74%	0%	305	5.30	0
25 to 34 years	32.84%	25.37%	295	96.87	74.85
35 to 44 years	44.70%	7.58%	530	236.89	40.15
45 to 54 years	46.79%	3.67%	515	240.96	18.90
55 to 64 years	48.19%	4.82%	815	392.77	39.28
65 to 74 years	61.64%	4.11%	710	437.67	29.18
75 years and over	86.36%	4.55%	335	289.32	15.23

**Table 8** calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines.

Electoral Area D							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	5.30	0	0	15	5.30	-15	0
25 to 34 years	96.87	74.85	60	25	36.87	49.85	86.72
35 to 44 years	236.89	40.15	240	60	-3.11	-19.85	0
45 to 54 years	240.96	18.90	260	25	-19.04	-6.10	0
55 to 64 years	392.77	39.28	385	30	7.77	9.28	17.05
65 to 74 years	437.67	29.18	395	30	42.67	-0.82	41.85
75 years and over	289.32	15.23	195	0	94.32	15.23	109.55
<b>Total New Units to Meet Suppressed Housing Need - 20 years</b>							<b>255.16</b>

#### *Component D: Housing units and anticipated household growth*

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

**Table 9** shows the 20-year population projection and growth rate for your regional district.

Strathcona Regional District			
Regional District Projections	2021	2041	Regional Growth Rate
Households	21,230	27,364	28.89%

**Table 10** shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections.

Electoral Area D				
Growth Scenarios	Regional Growth Rate	Households		New Units
	28.89%	2021	2041	496.96
Regionally Based Household Growth		1,720	2,216.96	
<b>Total New Units to Meet Household Growth Needs - 20 years</b>				

#### *Component E: Housing units and rental vacancy rate*

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

**Table 11** shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate.

Electoral Area D				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3%	97%		195.88
Local Vacancy Rate	1.40%	98.6%	190	192.70
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>3.18</b>

#### *Component F: Housing units and demand (the “demand buffer”)*

**Note:** Regional district electoral areas are exempt from the requirement to apply the demand factor.

## Total 5-year and 20-year housing need

**Table 12** sums all components and round the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

<b>Electoral Area D</b>		
<b>Component</b>	<b>5 Year Need</b>	<b>20 Year Need</b>
A. Extreme Core Housing Need	9.45	37.78
B. Persons Experiencing Homelessness	16.50	33.01
C. Suppressed Household Formation	63.79	255.16
D. Anticipated Growth	201.65	496.96
E. Rental Vacancy Rate Adjustment	0.80	3.18
F. Additional Local Demand	N/A	N/A
<b>Total New Units – 5 years</b>	<b>292</b>	
<b>Total New Units – 20 years</b>		<b>826</b>

## Summary of total 5-year and 20-year housing need by Electoral Area

The table below provides a summary of 5-year and 20-year housing estimates for all Electoral Areas within the Regional District.

<b>Estimated 5-year and 20-year Housing Need by Number of Units</b>		
<b>Electoral Area</b>	<b>5 Year Need</b>	<b>20 Year Need</b>
Electoral Area A: Kyuquot/Nootka - Sayward	76	218
Electoral Area B: Cortes Island	95	270
Electoral Area C: Discovery Islands – Mainland Inlets	224	663
Electoral Area D: Oyster Bay – Buttle Lake	292	826

## 2. ACTIONS TAKEN TO REDUCE HOUSING NEEDS SINCE LAST HOUSING NEEDS REPORT

As mandated by the Province of British Columbia, the Strathcona Regional District must provide a list of the actions taken to reduce housing needs since the last Housing Needs Report was produced and received by the Regional Board at their June 29, 2022 meeting. The table below summarizes actions that have either been initiated, are in progress, or have been completed since June 29, 2022.

<b>Action</b>	<b>Action Description</b>	<b>Status</b>
Regional Housing Service	<p>Recent adoption of Bylaws no. 512 and 515 which authorize the SRD to establish a regional housing service and borrow up to \$10 million dollars for service delivery. While the scope of the regional housing service is still being defined, key features of this program could include:</p> <ul style="list-style-type: none"> <li>• Affordable Housing Programs: Local governments working with private or non-profit developers to provide below-market units as standalone developments or within multi-unit complexes.</li> <li>• Investment in workforce housing, seniors housing, and other forms of housing.</li> <li>• Homelessness prevention: Local governments may fund and support shelters, outreach programs and homelessness prevention initiatives.</li> <li>• Housing information and referral; Local governments may use tactful and accessible communication strategies to provide resources for residents seeking housing options.</li> <li>• Homeownership programs: Local governments may facilitate homeownership opportunities for low and moderate-income individuals and families.</li> <li>• The service would apply throughout the SRD to be used only where there is a need and demonstrated public benefit.</li> </ul>	Scope of service is currently being established.

	<ul style="list-style-type: none"> <li>• The anticipated return on investment would be unique to each project and would be assessed before public funds are committed.</li> <li>• The SRD would not automatically borrow capital funds or incur debt, but the borrowing authority would provide a source of capital when and if needed.</li> <li>• The SRD could enter into agreements with housing societies and other entities to develop housing solutions that are customized to community needs and conditions.</li> </ul>	
Zoning Bylaw Updates	<p><b>In Response to Bill 44 (Housing Statutes Amendment Act), the adoption of:</b></p> <ul style="list-style-type: none"> <li>• Bylaw No. 554 – Menzies Bay Zoning Amendments</li> <li>• Bylaw No. 555 – Electoral Area C Zoning Amendments</li> <li>• Bylaw No. 556 – Electoral Area D Zoning Amendments</li> </ul> <p><b>In progress:</b></p> <ul style="list-style-type: none"> <li>• Bylaw No. 309 - Cortes Island Zoning Bylaw to replace Zoning Bylaw No. 2455, Electoral Area 'I' (Cortes Island) Zoning Bylaw, 2002</li> </ul> <p><b>In Response to Bill 35 (Short-Term Rentals Accommodation Act, 2023), the adoption of:</b></p> <ul style="list-style-type: none"> <li>• Bylaw No. 563 – Electoral Area B Zoning Amendments</li> <li>• Bylaw No. 565 – Electoral Area D Zoning Amendments</li> </ul> <p><b>Amendments in progress:</b></p> <ul style="list-style-type: none"> <li>• Bylaw No. 564 – Electoral Area C Zoning Amendments</li> <li>• Bylaw No. 1460 - Desolation Sound Rural Land Use Bylaw</li> <li>• Bylaw no. 578 – Menzies Bay Zoning Amendments</li> </ul>	Draft Bylaw No. 309 presented for community review on Sept 12, 2024. Draft Bylaw No. 564 went to public hearing on Sept 11, 2024.
2023 Area D OCP Bylaw Update	Adoption of Bylaw No. 273, “Oyster Bay – Buttle Lake Official Community Plan Bylaw, 2023” which introduced improvements to housing policies and infill support to reflect changes to legislation, provincial policy direction, planning practice and community desires.	Completed.



<p>2023 CMHC Housing Accelerator Fund Application</p>	<p>In 2023 the SRD applied to the Canada Mortgage and Housing Corporation’s (CMHC) Housing Accelerator Fund (HAF) which is intended to support initiatives that create conditions for increasing housing supply and promoting the development of affordable, inclusive, and diverse communities that are low-carbon and climate resilient.</p>	<p>Application denied.</p>
<p>2024 CMHC Housing Accelerator Fund 2 Application</p>	<p>SRD reapplied to CMHC’s HAF2 Program in Sept 2023, the requirements of which consist of:</p> <ul style="list-style-type: none"> <li>• Developing a Housing Action plan with a minimum of five initiatives to accelerate housing development including housing supply growth targets, associated actions and timelines for completion.</li> <li>• Committing to a housing supply growth target with a minimum of 1.1% over 3 years and this target must exceed the current growth rate by 10%.</li> <li>• Completing or updated a housing needs assessment report and including a reoccurring scheduled review date within the report.</li> <li>• Fulfilling CMHC reporting requirements.</li> </ul>	<p>Application is under review.</p>
<p>Grant Funding Allocation for Cortes Community Housing Society Project</p>	<p>On June 26, 2024, the SRD adopted Bylaw No. 550: Rainbow Ridge Housing Project Funding Agreement Authorization Bylaw 2024, to provide up to \$140,000 from Area B’s Community Works Fund to support the construction a public road that will provide access to a 24-unit affordable housing project located at 965 Beesley Rd.</p>	<p>Project in progress.</p>
<p>Just like Home Lodge</p>	<p>On June 14, 2023, the contract for the architectural design of the Just Like Home lodge was awarded. Upon project completion, Just Like Home Lodge will provide temporary accommodation (and potentially medical workforce accommodation) for adults and their family while accessing or upon discharge from accessing medical services in Campbell River.</p>	<p>Project in progress.</p>

### 3. NEED FOR HOUSING CLOSE TO TRANSPORTATION INFRASTRUCTURE THAT SUPPORTS WALKING, BICYCLING, PUBLIC TRANSIT, OR OTHER ALTERNATIVE FORMS OF TRANSPORTATION

The Strathcona Regional District serves over 48,000 residents within several remote and rural communities across approximately 22,000 square kilometers. As population growth is projected to increase by an additional 10,305 residents by 2031, planning appropriately for new growth requires thoughtful consideration around the location of future housing, in proximity to both daily needs and transportation options.

Establishing policies for co-locating housing, services, amenities, and transportation infrastructure that supports walking, cycling, public transit, or other alternative forms of transportation can bring a multitude of benefits to the community. Not only does it enable community members to meet diverse daily needs, but it also fosters a more inclusive, equitable, accessible, and age-friendly environment.

Where appropriate, zoning and land-use decisions that prioritize affordable multi-unit and smaller, denser housing forms alongside public and active transportation infrastructure can help support the growing needs of many population groups, particularly seniors. Enhancing the viability of aging in place has been a longstanding desire for the Region's older population.

Aligning appropriate land-uses, services, and multi-modal transportation infrastructure with jobs, recreation, housing, and each other can create the conditions for decreasing vehicle reliance. An added benefit of this includes preservation of the natural environment by reducing sprawl and, subsequently, greenhouse gas emissions. The encouragement of development near existing transit stations can also increase housing supply and affordability, and allow for more efficient use of land, which reduces the need for expensive transportation infrastructure.