



July 8th, 2021

Housing Needs Assessment Report Presentation



Central Coast
REGIONAL DISTRICT

That we may be good people together

Project Team:

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AGENDA

1. Background

- What is a Housing Needs Assessment?
- Overview of Housing Challenges

2. Community Profiles

4. Key findings

5. Recommendations

6. Brainstorming



FIRST NATIONS ACKNOWLEDGEMENTS

The Central Coast Regional District acknowledges that its operations and electoral areas occur within the traditional and unceded territories of the Nuxalk Nation, Heiltsuk Nation, Wuikinuxv Nation, Kitasoo/Xai'Xais Nation, and Ulkatcho Nation.

The Housing Needs Assessment Report does not portend to make any statements on First Nations interests in their territories, impinge aboriginal title, nor does it reflect the ambitions or perspectives of the respective First Nations with their own housing departments or authorities and objectives within CCRD's statutory geographical boundaries.



BACKGROUND INFORMATION



HOUSING NEEDS ASSESSMENT

WHAT IS IT?

- Analysis of quantitative data + Community Engagement input

CORE HOUSING NEED

Population which is NOT affordably, adequately, or suitably housed, including:

- Living in substandard housing
- Home that is too small for family's needs
- Unaffordable housing (more than 30% monthly income)



JURISDICTIONS

TYPICALLY Included in Housing Needs Assessment

- Local government jurisdictions
 - Electoral Areas & incorporated areas

EXPANDED to Include

- First Nations living on-reserve
 - Heiltsuk Nation
 - Nuxalk Nation
 - Wuikinuxv Nation

Terminology Used in Report

- “**SUBREGION**” → Electoral Area and First Nations Main Reserve



A note about place names:

Area A: Ocean Falls, Denny Island, Rivers Inlet

Katit 1: Wuikinuxv Nation

Area B/Bella Bella 1: Heiltsuk Nation

Area C: Hagensborg, the Saloompt, Firvale, Stuie, and The Precipice

Area D: Four Mile, Hagensborg, Augsburg Church west to Tatsquan Creek

Bella Coola 1: Nuxalk Nation

Area E: Bella Coola town site



HOUSING NEEDS ASSESSMENT

WHAT CAN IT TELL US?

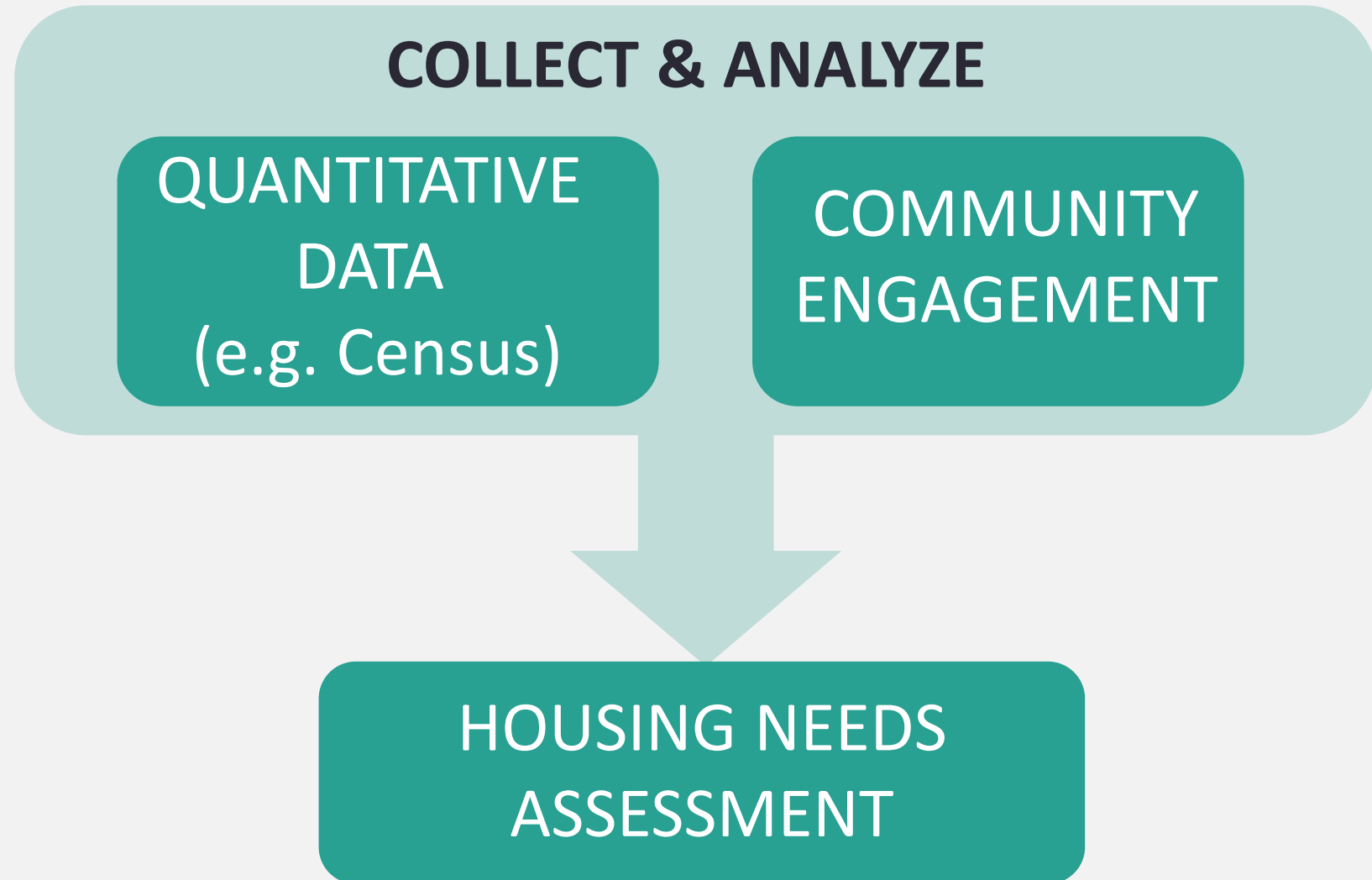
- Population trends
- Household composition
- Housing values
- Income
- Housing challenges unique to CCRD

WHAT DO WE DO WITH IT?

- Plan for future demand over next 5 years
 - **Number** of houses
 - **Size/type** of houses
- Potentially make bylaw amendments, incorporate needs into bylaw updates
- Share with community actors which have a stake in improving housing



METHODS - PROCESS



COMMUNITY PROFILES



POPULATION PROFILE

Area A	203
Katit 1	90
Area B	1,019
Area C	653
Area D	399
Bella Coola 1	807
Area E	128

Total population 3,319

Indigenous population
2,045 = 62% of the
population



Bella Coola 1
807

E
148

D
399

C
653

Area B
1,019

Area A
203

Katit 1
90

Central Coast Regional District

Provincial Park

Electoral Area

First Nation Reserve

30 Kilometers



DEMOGRAPHICS

WHAT IS HAPPENING?

- Growing Population
 - **4% increase** between 2006 and 2016
 - Area A grew the most (47%)
 - Area B & D decreased
- Older Population
 - Median age increased from **37 to 41**
 - Area A, C, D are oldest → median ages 50+
- Bella Coola 1 (Nuxalk) is youngest
 - Median age was **29** in 2016



ECONOMY

WHAT IS HAPPENING?

- Increasing Income
 - 38% increase between 2001 and 2016
 - Median income is \$48,000
 - Areas below median income: Bella Coola 1, Area E & A
- Families make more
 - Couples with children have highest median income (\$78,000)
 - Lowest median income → Single parent families (\$38,000) & people not in economic families (\$23,000)



HOUSING CONDITIONS

WHAT IS HAPPENING?

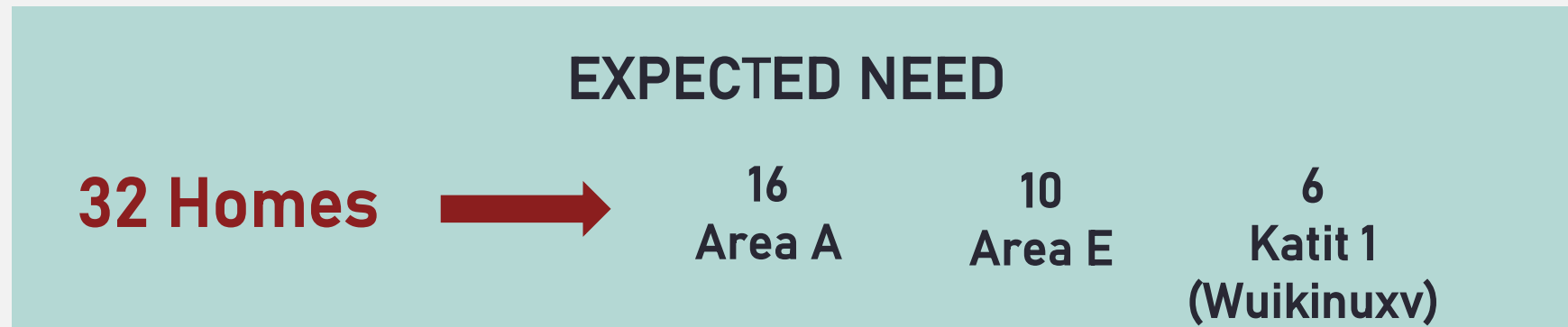
- Old Housing
 - Majority of housing from **pre-1980's**
- Increased home ownership
 - 7% increase from 2001 (**to 66%**)
 - Exception → Area E: 60% of households are renters
- Renter households are more in need
 - **2X more likely** to be in extreme and core housing need than owner households
- Growing Unaffordability
 - Median-income-earners cannot afford single-family homes
 - Especially → **Area C & Area D**



FINDINGS – HOUSING CONDITIONS

FUTURE PROJECTIONS (2016-2025)

- Slight increase in households for some areas
 - For: Area A, Area E, and Katit 1 (Wuikinuxv)
- Slight decrease in households for some areas
 - For: Area B, Area C, Area D, Bella Coola 1
 - Exception → Area E: 60% of households are renters



KEY FINDINGS



Bella Coola Valley

Bella Coola 1 (Nuxalk), Areas C, D, & E

AFFORDABILITY

- Overall greater challenges with affordability than in other areas of the CCRD, particularly for renters.

SUITABILITY

- Indications of overhousing with anecdotal evidence of overcrowding in some instances.
- Lack of rental housing options in particular.
- Need for independent and assisted living facilities and housing appropriate for seniors, in terms of accessibility, location, and price.

ADEQUACY

- These subregions show the highest incidence of aged housing stock, built up to 1980.
- However, the incidence of housing being below adequacy standards (self-reported through the census) was just under 15% (Areas C and D).



Outer Coast

Area A, Wuikinuxv

AFFORDABILITY

- Engagement information indicates that homeownership in certain areas of Area A, such as Denny Island, is out of reach for most people.
- Also, there is a lack of availability generally, including in Wuikinuxv.

SUITABILITY

- There is unclear data related to over or underhousing in Area A or Wuikinuxv.

ADEQUACY

- In Area A, 52% of homes were built up to 1980.
- A lack of contractor availability has led to some homes in Wuikinuxv becoming uninhabitable.



Bella Bella

Area B/Heiltsuk/Bella Bella 1

AFFORDABILITY

- Higher costs to build homes than what the bank has been willing to mortgage.

SUITABILITY

- Approximately half of the population may live in overcrowded homes.
- Ability to move to suitably sized homes is limited by lack of supply.

ADEQUACY

- There have been struggles to maintain rental housing due to a lack of funding and insufficient funds sourced from rental payments for maintenance.
- Nearly half of homes were also built in years up to and including 1980.



RECOMMENDATIONS



NEXT STEPS

KNOWLEDGE GAPS

- Identify Needs of Vulnerable populations
 - Homeless people → conduct homelessness census
 - Retirees, Seniors, Elders → work with Age-friendly Communities program or consult guide for future planning

MUNICIPAL TOOLS

- Research feasibility of new tax programs/zoning bylaws
 - Targeted zoning bylaws for areas with development pressure
 - Speculation and Vacancy Tax → increase funds for affordable housing
 - Explore options to regulate occupancy in other ways
- Explore options to clean up disused buildings, advocate for large scale clean up at Ocean Falls



NEXT STEPS

LEVERAGE AVAILABLE FUNDING

- Community-to-Community Forum grant
 - Develop regional housing strategy that addresses needs of both Indigenous and non-Indigenous people
- Housing Support Program (Indigenous Services Canada)
 - Support Area B to address overcrowding
- Other funding
 - Develop Housing Strategy



NEXT STEPS

WORK WITH OTHER COMMUNITY ORGANIZATIONS/PROGRAMS

- School District #49 & Nuxalk College
 - Develop community trades program → students gain work-experience in residential construction
- Rent Smart
 - Provide education to tenants, housing providers, community organizations
- AirDNA
 - Track short-term accommodation availability



BRAINSTORM



DISCUSSION QUESTIONS

What are the highest priorities for Board members and respective communities?

What actions can be done immediately?

What are longer-term objectives or opportunities?

What can be done through bylaws or development approvals?
(e.g. OCP update or Local Governmental Development Approvals Procedures update)

What do you see the CCRD leading on?

What do you see local organizations or other agencies or ministries leading on?

