

ELECTORAL AREA I – YOUNBOU / MEADE CREEK

SUMMARY FORM ATTACHMENT

This attachment to the Housing Needs Assessment Report Summary Form provides the long-form answers that did not fit within the space available on the form.

Briefly summarize the following:

1. Housing policies in local official community plans and regional growth strategies

The Cowichan Valley Regional District (CVRD) is currently harmonizing seven electoral area official community plans (OCPs) and eight zoning bylaws into one Official Community Plan for the Electoral Areas (HOCP). The HOCP Draft Bylaw 4270 has been given second reading at the time this report has been drafted. Note that the HOCP has not included any amenity policies. The Regional Board will separately consider an amenity policy for all electoral areas concurrent with the adoption of Bylaw 4270.

Currently, electoral area I is covered by the Electoral Area I – Youbou/Meade Creek Official Community Plan Bylaw No. 2650.

Section 4: Residential Development of the Electoral Area I OCP includes six objectives and policies relevant to housing.

The objectives within the section are to encourage residential development in appropriate areas (away from sensitive areas, hazards, resource lands); cluster residential development close to Youbou; create future settlement patterns that reduce dependency on private automobiles; ensure buffers to agricultural, forestry and environmentally sensitive areas; provide for an urban containment boundary; and ensure there is adequate supply of land.

The policies within this section address how the Regional Board will regulate residential lands and support housing affordability, special needs and rental housing. This includes only allowing residential development within the urban containment boundary, allowing manufactured homes on individual parcels, and allowing secondary suites.

2. Any community consultation undertaken during development of the housing needs report

The project team developed a communications and engagement plan to guide public, stakeholder and First Nations engagement in the process. This plan was presented to the Electoral Area Services Committee on July 15, 2020. Given the COVID-19 health context and ministerial order limiting the size of gatherings, public, stakeholder and First Nations engagement on this project was focused on online, phone and virtual engagement activities designed to gather qualitative information on current and future housing needs and opportunities.

Residents from across the CVRD, including all nine electoral areas and four member municipalities, were invited to participate in an online PlaceSpeak questionnaire that ran from September 1 to October 13, 2020. Residents were also invited to participate in a Placelt activity, where they indicated on a map what kind of housing is needed where and why. Over that time, 251 participants participated in the online questionnaire or Placelt activity including nine who submitted paper copies of the questionnaire.

Advertisements raising awareness of the process and promoting the questionnaire ran from mid-August to mid-October in the following publications:

- Cowichan Valley Citizen
- Shawnigan Focus
- Lake Cowichan Gazette
- Chemainus Valley Courier
- Ladysmith Chronicle
- Valley Voice

The questionnaire was also promoted through the CVRD and member municipality social media accounts (Facebook and Twitter) in a series of posts with accompanying graphics and animations.

The CVRD Housing Needs Assessment webpage (cvrd.bc.ca/housingneeds) was the central online hub of information on the project and linked to a PlaceSpeak project page, the online questionnaire and Placelt exercise. This same information was also available on member municipality webpages.

3. Any consultation undertaken with persons, organizations and authorities (e.g. local governments, health authorities and the provincial and federal governments and their agencies)

- Community Cafés: Three virtual Community Cafés were carried out to facilitate discussion about current and future housing needs, separated into the following three themes:
 - Health
 - Youth/families
 - Economy

60 organizations were invited to Community Cafés and 16 organizations participated.

Health authorities, community health organizations and First Nation health organizations were invited to participate on the health-focused Community Café.

Youth-specific organizations, community service organizations, school districts and independent schools were invited to the youth and family-focused event.

Developers, local chambers of commerce, Realtors, First Nations, business improvement associations and tourism organizations were invited the economy-focused event.

- Key Stakeholder Interviews: A series of background interviews were conducted with key stakeholders to better understand the current state of housing and trends in market and non-market housing. Stakeholders from 33 organizations were invited to participate including community organizations, housing organizations, housing providers and developers.

4. Any consultation undertaken with First Nations

Letters were mailed to the chiefs and staff of the following nine First Nations formally inviting them to participate in the process:

- Cowichan Tribes
- Ditidaht First Nation
- Halalt First Nation
- Ts'uubaa-asatx Nation

- Lyackson First Nation
- Malahat Nation
- Pauquachin First Nation
- Penelakut Tribe
- Stz'uminus First Nation

The Cowichan Housing Association followed up with all nine and completed eight interviews with housing managers from these First Nations.

Briefly summarize current and anticipated needs for each of the following:

1. Affordable housing

Quantitative

There are currently no non-market units in electoral area I, and four households in the private market receive rent subsidy from BC Housing.

Renter households in electoral area I making less than \$48,400 per year tend to spend more than 30% of their annual income on housing expenses, placing these households in core housing need, while renter households making less than \$26,600 per year tend to spend more than 50% of their annual income on housing expenses, placing them in extreme core housing need. This analysis suggests that 55% of electoral area I's renter households are in core housing need and 27% are in extreme core housing need. In addition, households with incomes below approximately \$57,000 will not be able to afford renting in new developments.

The majority of owner households with mortgages in electoral area I making below \$116,300 per year spend more than 30% of their annual income on housing expenses, placing these households in core housing need. This analysis suggests that 36% of electoral area I's owner households are in core housing need.

Qualitative

Engagement results from electoral area I respondents were consistent with regional engagement results which identified a need for a spectrum of affordable housing options. Specifically, electoral area I respondents indicated that affordable market homes are the most needed housing type to meet housing challenges in their community.

2. Rental housing

Quantitative

There is insufficient data to calculate the number of rental units, or vacancy rates, within electoral area I. The limited data suggests rental housing is scarce with low vacancy (0.2%).

Rental housing costs were modelled based on the Canadian Rental Housing Index (2016), the Canada Mortgage and Housing Corporation (CMHC) Housing Data Portal, and interviews with local property managers. Based on these costs, a household who rents in electoral area I and makes less than \$48,400 per year likely spends more than 30% of their annual income on housing expenses. This means those households are considered in core housing need. Households that rent and make less than \$26,600 per year are likely to spend more than 50% of their annual income on housing expenses, placing them in extreme core housing need. This analysis suggests that 55% of electoral area I's renter households are in core housing need and 27% are in extreme

core housing need.

In addition, households with annual incomes below \$57,000 will not be able to afford renting in new developments, a possible reason for which is the increasing price of construction and rural services (e.g. septic, well).

Qualitative

Engagement participants from electoral area I did not speak directly to the need for rental housing.

3. Special needs housing

Quantitative

There is no quantitative data on current or anticipated need for special needs housing for electoral area I.

Qualitative

Supportive housing was identified through stakeholder and public engagement as a key component of the housing spectrum, along with a recognition that those with special needs require additional support alongside adequate shelter to ensure long-term safety and success. Some respondents in electoral area I felt that supportive and assisted living (housing with supports) was needed to meet housing challenges in their community.

4. Housing for seniors

Quantitative

Electoral area I has a median age of 47.5, which increased from 43.9 in 2006. Electoral area I has a median age older than across the CVRD as a whole. The percentage of people older than 65 years old has increased from 19% in 2006 to 25% in 2016.

Qualitative

Overall, engagement participants highlighted the limited availability of assisted care homes and independent living facilities. This shortage has required some seniors to seek supportive housing outside of their communities.

Electoral area I respondents felt that seniors were having the most difficulty meeting their housing needs as rising housing expenses becoming more challenging for seniors on fixed incomes. Some respondents suggested developing senior assisted living units on vacant properties.

5. Housing for families

Quantitative

In electoral area I, 48% of households are two-person households, 14% are three-person, 4% are four-person and 7% are five-or-more-person households. If housing need by bedroom is defined as one bedroom per cohabitating couple plus one bedroom per individual (including children) not in a cohabitating couple, electoral area I contains a significant over-supply of two-bedroom homes and homes with three or more bedrooms.

While single-detached homes in electoral area I are the predominant dwelling type (93% of

dwelling in 2016), they are also the most expensive form of housing. The average value of single-detached dwellings rose quickly between 2017 and 2019 to \$612,088 in 2019.

Qualitative

Electoral area I respondents indicated that families and single-parent households were having difficulty meeting their housing needs.

6. Shelters for people experiencing homelessness and housing for people at risk of homelessness

Quantitative

The 2017 Summer Point-in-Time Homeless Count and Homeless Needs Survey Community Report did not provide data specific to electoral area I. However, it is hard to locate and count people who are homeless in rural areas, so there may be additional people experiencing homelessness in electoral area I, especially those who may be considered “hidden homeless” who are more difficult to locate and count.

People who are homeless throughout the CVRD tend to stay close to a community hub where they can access vital services, such as a food bank. Electoral area I has relatively few of these vital services. However, electoral area I is adjacent to the incorporated Town of Lake Cowichan, so people who are homeless or at risk of becoming homeless may locate in electoral area I close to Lake Cowichan.

Interviews with local housing organizations suggest that since COVID there has been a new and growing cluster of people experiencing homelessness in Lake Cowichan and suggest that there are opportunities to work with the Town of Lake Cowichan to provide local services.

Qualitative

A lack of emergency shelters and long-term options for those experiencing homelessness in the broader region was identified through interviews with housing and community organizations. In particular, engagement results point to a lack of safe housing options for youth, First Nations, women and those with mental health challenges.

Respondents in electoral area I indicated that low-income households were having difficulty meeting their housing needs in this community and some spoke to groups living unhoused on the vacant mill site. Broader engagement results suggest that those seeking emergency shelter as well as supportive services frequently travel to Duncan or North Cowichan (particularly the South End), where most programs, shelters and services exist. As a result, these areas are overwhelmed by the demand incurred by out of area residents seeking shelter, with many community organizations indicating a desperate need for additional supports.

7. Any other population groups with specific housing needs identified in the report:

Quantitative

The majority of owner households with mortgages in electoral area I making below \$116,300 per year spend more than 30% of their annual income on housing expenses, placing these households in core housing need. This analysis suggests that 36% of electoral area I's owner households are in core housing need.

Qualitative

A safe house is needed in the region. A safe house currently exists in Duncan.

Were there any other key issues identified through the process of developing your housing needs report?

First Nations Housing

First Nation engagement indicated that members of the Ts'uubaa-asatx Nation face unique housing challenges.

The Ts'uubaa-asatx Nation identified a need for single-bedroom units, single-family units and a fourplex unit, to meet the needs of their population, in particular for youth and young families. A suitable housing unit for elders is also needed as the current unit doesn't meet occupant accessibility needs.

Lack of infrastructure, like water and fire services, is the biggest barrier to development for the Ts'uubaa-asatx Nation.