

Town of Port McNeill

Housing Needs Report Information Sheet

The Project



Housing legislation was passed in November 2023 which requires all local governments to update their housing needs assessments to provide 5 and 20-year housing projections.

This background analysis report utilizes key information from both regulated data collection and housing needs analysis methodologies, along with additional data collection and analysis critical to the deeper understanding of the housing environment in the Town of Port McNeill, and how that environment can be improved to meet the needs of the people. This report is to be updated every 5 years.

Engagement



We are looking for your help in understanding how housing issues in Port McNeill affect you, and what you would like to see for housing opportunities in the future.

A Community Survey has been created to learn more about some of the housing challenges and opportunities you have experienced in the community. This survey is available online (<https://portmcneill.ca/>) and in hard-copy at the Town of Port McNeill office. This survey will be open until October 9th, after which the data collected will be used to inform the final Housing Needs Report.

What's Next



The Housing Needs Report will be created using standardized methods required by the Province of BC, as well as additional research and analysis projecting the numbers, types, and sizes of housing units needed for the Town of Port McNeill for the next 20 years.

These numbers will be used to determine housing policies to guide residential development in the community in the Official Community Plan. The Official Community Plan will be updated by the end of 2025 to reflect the needs laid out in the Housing Needs Report.

Required Housing Needs Calculations

The Official Community Plan lays out a future vision for the community's land use, to ensure that planned land uses are compatible with one another, and that land uses are balanced to meet the needs of the community into the future. This includes an overall vision of the land use pattern of the community, providing guidance on general areas for uses such as residential uses, parks and institutions, commercial areas, and industrial uses. These land use patterns are broken down further by the Zoning Bylaw, which contains a map of each property in the community and regulates uses and provisions (such as building setbacks) allowed on the property, in general alignment with the Official Community Plan. The Zoning Bylaw helps the vision laid out in the Official Community Plan come to fruition over time.

The provincial Housing Needs Report regulations require a standard methodology be used to create a number of units that must be facilitated in the community's Official Community Plan (OCP) over the next 5 years and 20 years. This does not mean that this number of units will be built, but ensures that the OCP is set up to facilitate the housing required to meet the community's needs. These numbers are shown below.

Extreme Core Housing Need

4.06 units by 5 years
16.23 units by 20 years

This calculation addresses the needs of households that are currently living in housing that requires major repairs, costs more than 50% of before-tax household income, do not have enough bedrooms as per the National Occupancy Standards, and would have to spend at least 30% of their income on alternative housing to address the above issues.

Persons Experiencing Homelessness

6.89 units by 5 years
13.78 units by 20 years

This calculation addresses the needs of persons experiencing homelessness in the community.

Suppressed Household Formation

12.23 units by 5 years
48.94 units by 20 years

This calculation addresses the needs of households that may have formed if housing were more available, such as adult children moving out of home to form their own households or choosing to have roommates where they otherwise wouldn't have.

Anticipated Household Growth

10.95 units by 5 years
-57.96 units by 20 years

This calculation addresses the needs of the community in response to anticipated household growth as projected by the province. This number shows a need in the short-term, but requires fewer units over time based on the projected decrease in residents over the long-term.

Rental Vacancy Rate Adjustment

1.30 units by 5 years
5.19 units by 20 years

This calculation uses low vacancy rates as an indicator of an unhealthy housing market. Vacancy rates are considered healthy between 3%-5%, and so this calculation addresses the market failing to provide enough units to ensure a healthy vacancy rate. In Port McNeill, the lack of data on local vacancy rates means that the provincial average is used.

Demand Buffer

29.23 units by 5 years
116.91 units by 20 years

This calculation provides a contingency to account for additional housing required to satisfy a 'healthy' market demand.

Component	5 Year Result	20 Year Result
A – Extreme Core Housing Need	4.06	16.23
B – Persons Experiencing Homelessness	6.89	13.78
C – Suppressed Household Formation	12.23	48.94
D – Anticipated Household Growth	10.95	-57.96
E – Rental Vacancy Rate Adjustment	1.30	5.19
F – Demand Buffer	29.23	116.91
Total	65	143

General Takeaways from Initial Analyses

While only 35% of households in Port McNeill currently contain three or more people, 85% of the housing stock is designed for larger households. The projected population trends suggest that larger households will continue to decline, while one, two, and three bedroom households are anticipated to increase. This means that in the future decades, smaller units designed for smaller families may be better suited for new builds, as smaller units create cheaper housing that can be located closer to services and amenities.

There is an opportunity to explore how the existing housing stock can better accommodate these smaller household sizes, such as conversions of larger homes into small-scale multi-family housing through secondary suites and accessory dwelling units, or creating retro-fit duplex or triplexes.

Beyond the Requirements

As most housing developments are not public projects, local governments are limited in their ability to produce new housing development. However, the tools that are available to encourage development include:

- The development of social housing, constructed in partnership with BC Housing, on municipal lands
- Securing funding for both public and private housing developments, and sharing funding resources and information with local housing developers
- Streamlining approvals processes for projects with affordable housing components, and reducing some requirements of development where the impact is anticipated to be minimal, (e.g. Reducing parking requirements for certain types of development)
- Where infrastructure is not at risk, reducing property taxation for housing developments with affordable housing components
- Ensuring that land is appropriately designated (in the OCP) and zoned to facilitate residential development in appropriate areas in the community

Next Steps

The results of community engagement, including the Open House Event and Community Survey will be summarized in a “What We Heard Report”, and used to inform the final drafting of the Housing Needs Report. The findings of the report will inform updates to the Official Community Plan, ensuring that the required housing units as determined by the provincial HNR methodology are facilitated by OCP designations.

We encourage all community members to share their experience with the current housing environment by filling out the Community Survey located on the Town's website (<https://portmcneill.ca/>). This survey will be open from September 26 to October 9th. Paper copies of the survey are also available at the Town hall. Questions about the process can be directed to:

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