

Town of Port McNeill

Housing Needs Assessment

Community Open House

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.

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 at <https://www.surveymonkey.com/r/PortMcNeillHousingSurvey>, in hard-copy form available here today or at the Town of Port McNeill office. This survey will be open until Oct. 9, 2024, after which the data collected will be used to inform the final Housing Needs Report. An Engagement Summary that outlines the results of the Community Survey and the Open House sessions will be available to the public.

What's Next



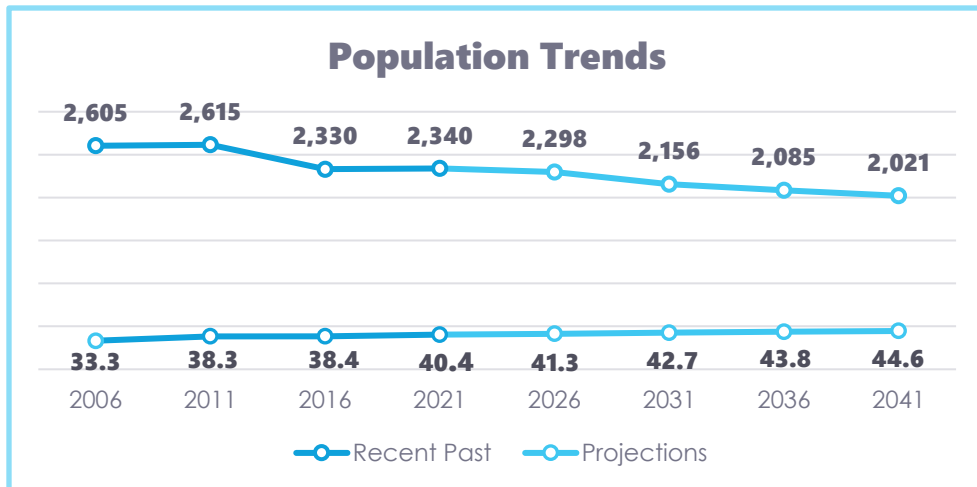
The Housing Needs Report will be created using standardized methods required by the Province of BC, as well as additional research and analysis projecting the numbers, types, and sizes of housing units needed for the Town of Port McNeill for the next 20 years. These numbers will be used to determine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



Town of Port McNeill

Housing Needs Assessment

Projected Population



The average age of Port McNeill residents is projected to increase to 44.6 over the next 20 years, while the population is expected to decrease, reaching just over 2,000 residents by 2041. The impacts of an increasing overall age of the population on the housing needs of the community include the need for more accessible housing options and seniors housing units.

The projected population has been broken down into age cohorts that often coincide with particular housing types.

0-18 years: Often living at home with parents/caregivers, best suited to Single Family Homes & Townhouses

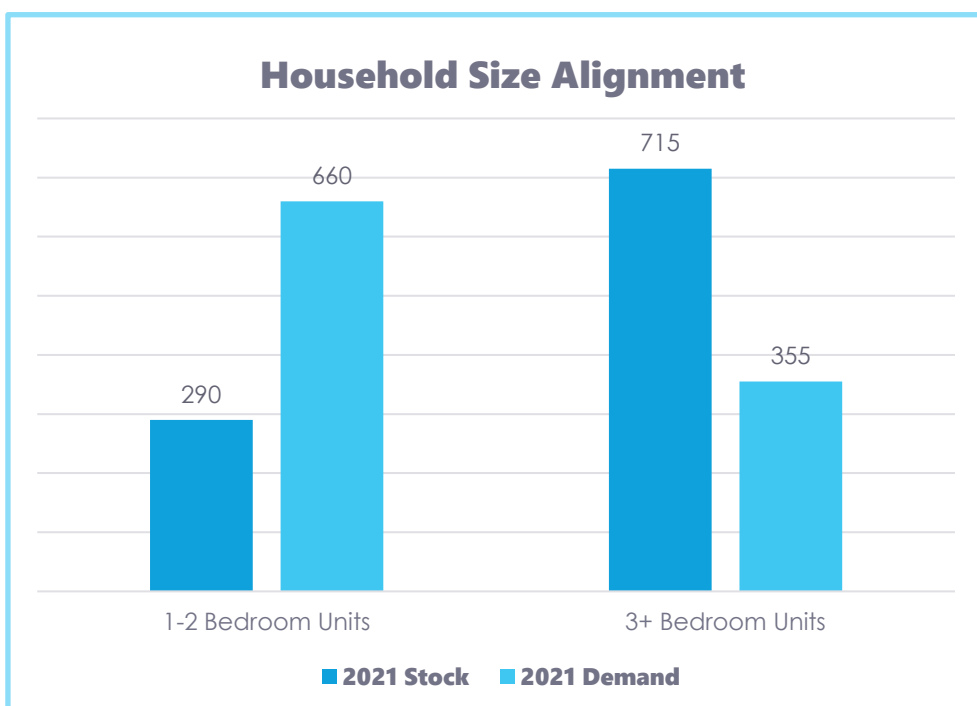
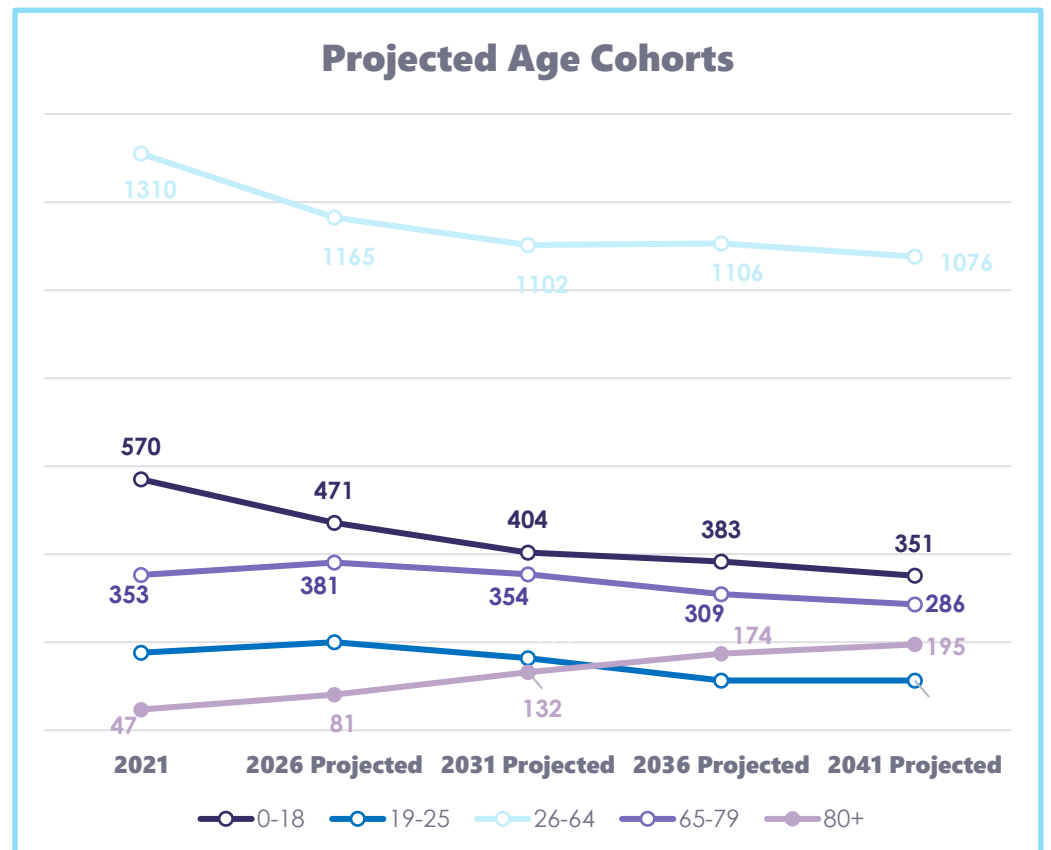
19-25 years: Often living independently, alone or as a part of a couple/roommate situation, best suited to suites, apartments, or accessory dwelling units

26-64 years: Often living in a family setting with children/relatives at home, best suited to Single Family Homes & Townhouses

65-79 years: Often ready to downsize after children have left home, best suited to smaller units to reduce upkeep

80+ years: Often begin to require more accessibility features or assistance, best suited to apartments & seniors housing

The only age cohort projected to increase for the next two decades is the over 80 cohort, suggesting that apartments and seniors housing will be increasing in demand, while other types may decrease.



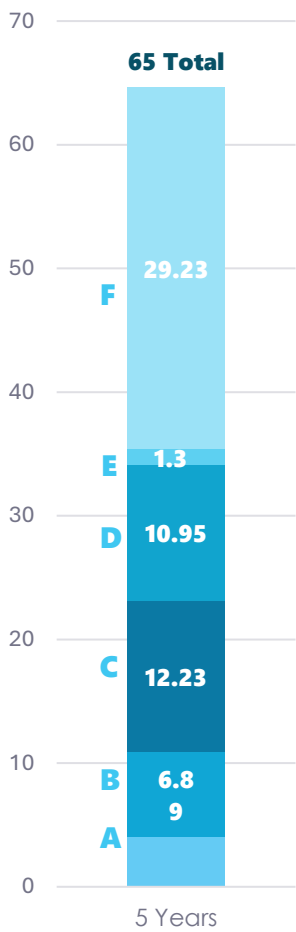
The assumption that has been used is that one bedroom per person should provide a generally satisfactory housing size per household. Generally, the number of one to two-bedroom units are not sufficient for the current demands based on household size, where the number of 3+ bedroom units is nearly double the number of households with 3 or more people. This notes an opportunity for larger homes to satisfy more families through conversion to houses with secondary suites or accessory dwelling units, plexes, or student housing units. New units should focus on satisfying one to two person households rather than larger families.



Town of Port McNeill

Housing Needs Assessment

5 Years: Breakdown



HNR Method: Required Minimum Units Permitted by OCP

A. Extreme Core Housing Need

16.23 housing units must be facilitated over the next 20 years (with 4.06 units being facilitated over the next 5 years) to meet the HNR methodology's *Extreme Core Housing Need* requirements. Extreme core housing need is defined as households where the unit is not adequate (requires major repairs), or not affordable to an extreme degree (has shelter costs of more than 50% of before-tax household income), or not suitable (does not have enough bedrooms as per NOS standards) and the household would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that meets all of the above housing indicator thresholds. For this number, the extreme core housing needs rates for both homeowners and renters are taken into account separately, with the final number of units required being a sum of the two groups.

B. Persons Experiencing Homelessness

As per the HNR methodology, **13.78** housing units must be accommodated over the next 20 years (with 6.89 units being accommodated over the next 5 years) to meet the requirements for persons experiencing homelessness. This number examines the obligation of the Town to accommodate a population-based proportion of the units required to meet the needs of the Mount Waddington region.

C. Suppressed Household Formation

48.94 units must be accommodated over the next 20 years (with 12.23 units being accommodated over the next 5 years) to meet the needs of suppressed households in Port McNeill. This number represents 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. This number is calculated based on headship rates (households per population, by cohort and tenure) from 2006 when housing was less constrained, and is applied to the current population.

D. Anticipated Household Growth

57.96 fewer units are needed over the next 20 years (though an additional 10.95 units must be facilitated over the next 5 years) in response to anticipated household growth as projected by the province. This number seems 'front-loaded' due to the projected household growth reducing over the longer term.

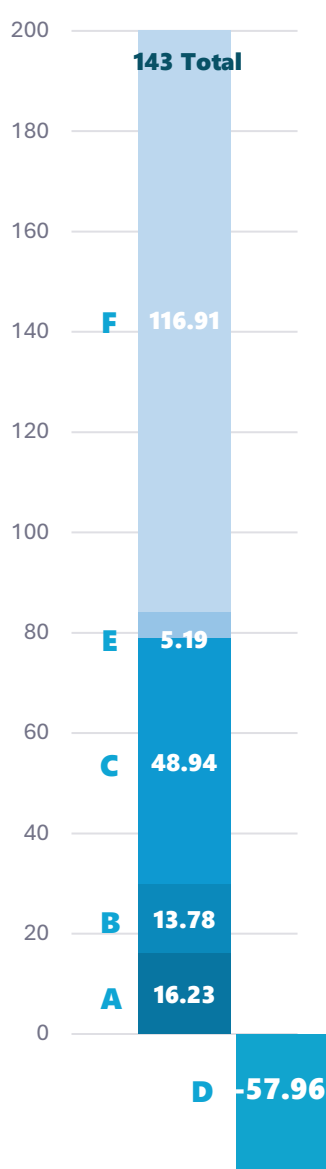
E. Rental Vacancy Rate Adjustment

Vacancy rates (the number of units unoccupied at a given time) are seen to be 'healthy' at around 3%, meaning that there are available units for people looking to move to or within the community. As vacancy rate data is not available for the Town of Port McNeill, this calculation uses the provincial vacancy rate of 1.4%, with the goal of providing enough units to bring this percentage up to 3%. With this calculation, **5.19** units must be accommodated over the next 20 years (with 1.3 units being accommodated over the next 5 years).

F. Demand Buffer

116.91 units must be facilitated over the next 20 years (with 29.23 units being facilitated over the next 5 years) to accommodate the demand buffer – a contingency to account for additional housing required to satisfy a 'healthy' market demand.

20 Years: Breakdown



Town of Port McNeill

Housing Needs Assessment

Key Takeaways from Initial Analyses

Affordable Housing

Based on the Housing Assessment Resource Tool (HART) model, affordable shelter costs for low-income households (generally equivalent to one full-time minimum wage job) range from \$410 to \$1,025 per month, with moderate income households ('middle class households) ranging from \$1,025 to \$1,640 per month. Affordable shelter costs for median income households range from \$1,640 to \$2,460 per month. This may help determine appropriate rent ranges for future non-market housing for various income groups.

Rental Housing

Owner households living in inadequate housing have increased since 2006, suggesting a need for supports for homeowners in maintaining and repairing their homes.

The average shelter cost to income ratio for renters in Port McNeill, as per Custom Census Data for the Town of Port McNeill, is 25.2%, compared to 12.9% for owners. This highlights that housing affordability efforts should be focused predominantly on renter households.

Special Needs Housing

There is currently no special needs housing available in Port McNeill. More information on the demand for special needs housing will be requested through public engagement to better understand the need in the community.

Housing for Seniors

The projected increase for Port McNeill residents over the age of 80 suggests that the need for housing options that cater to seniors will be extremely important in the coming decades. The implications of this may include an increased demand for seniors housing, housing for 1-person households, multi-generational housing/accessible small-scale units designed for older family members living in a separate unit on the same property as family (such as accessory dwelling units or secondary suites), and assisted living facilities.

Housing for Families

The projected decrease for Port McNeill residents under the age of 20 over the next 20 years could mean a decrease in average household size, with less children and households with children living in Port McNeill. This could mean a decrease in demand for larger homes that have been traditionally used for larger families.

The projected decrease for Port McNeill residents between the ages of 19 and 25 by the year 2041 could also mean fewer young adult households forming, who may be most suited to housing types such as secondary suites, accessory dwelling units, small apartments, and houses suitable for roommate situations.

Shelters

As there are currently no shelter beds available for people experiencing homelessness in Port McNeill, the Town should explore options for providing shelter beds. It may be beneficial to work with neighbouring communities to use a regional approach to shelters for cost-sharing purposes.



Town of Port McNeill

Housing Needs Assessment

What the Town Can Do

As legislated by the Provincial government, the Housing Needs Report must publish the number of units required to meet the anticipated demand of the community, in particular:

1. The supply of units required to reduce extreme core housing need
2. The supply of units required to reduce homelessness
3. The supply of units required to address suppressed household formation
4. The supply of units required to meet household growth over the next five years and twenty years
5. The supply of units required to meet at least a 3% vacancy rate
6. The supply of units required to meet local demand

The Town must then ensure that the Official Community Plan permits the number of units needed over the next 20 years.

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



Town of Port McNeill

Housing Needs Assessment

What do you want to see?

What type of housing would you like to see more of in Port McNeill?

Single Family
Homes



Homes with
Suites &
Granny Flats



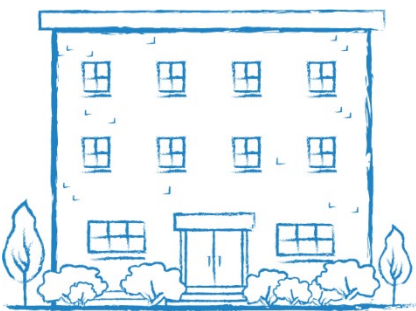
Duplexes,
Triplexes &
Fourplexes



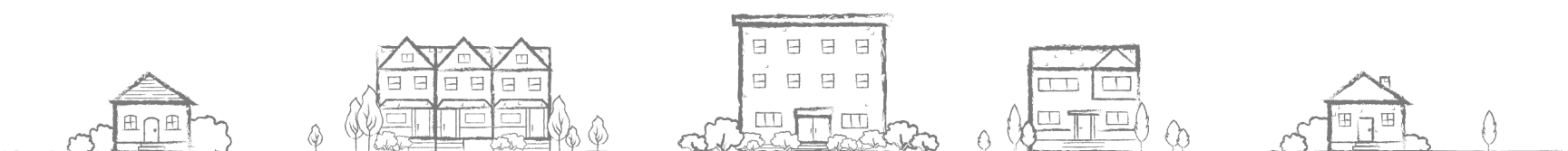
Townhouses &
Rowhouses



Apartments



Seniors Housing &
Assisted Living



Town of Port McNeill

Housing Needs Assessment

What do you want to see?

What type of housing would you like to see more of in Port McNeill?

Rental Housing

Housing for Ownership

What additional features would you like to see the Town prioritize?

Examples could be seniors housing, special needs housing, universal accessibility, transitional housing, affordable housing



What types of housing have you lived in, in Port McNeill?

Single Family Home



Secondary Suite/
Accessory Dwelling



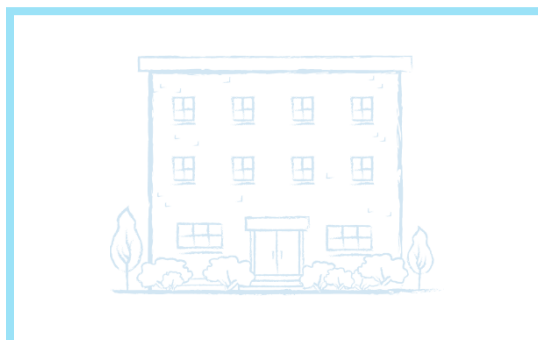
Duplex/Triplex/Fourplex



Townhouse/Rowhouse



Apartment



Seniors Housing/
Assisted Living



What types of housing do you live in now?

Single Family Home



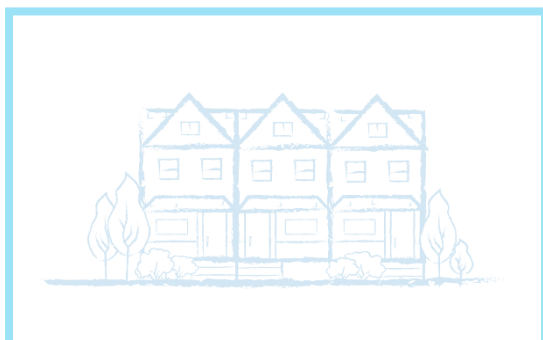
Secondary Suite/
Accessory Dwelling



Duplex/Triplex/Fourplex



Townhouse/Rowhouse



Apartment



Seniors Housing/
Assisted Living



What types of housing would you like to see prioritized in Port McNeill?

Single Family Home



Secondary Suite/
Accessory Dwelling



Duplex/Triplex/Fourplex



Townhouse/Rowhouse



Apartment



Seniors Housing/
Assisted Living



Do you have additional comments on the housing environment in Port McNeill?

