



ALBERNI-CLAYOQUOT
REGIONAL DISTRICT

ALBERNI-CLAYOQUOT REGIONAL DISTRICT HOUSING NEEDS REPORT

DECEMBER 2021

A summary of Housing Needs Reports for ACRD Electoral Areas & Maa-nulth Treaty First Nations

Bamfield Area 'A' | Beaufort Area 'B' | Long Beach Area 'C' | Sproat Lake Area 'D' | Beaver Creek Area 'E' | Cherry Creek Area 'F'

Huu-ay-aht First Nations | Yuułuʔiłʔatḥ Government | Uchucklesaht Tribe Government | Toquaht Nation

ACKNOWLEDGMENTS

The Alberni-Clayoquot Regional District (ACRD) Housing Needs Report (HNR) was developed by staff from the ACRD. Information included in this report has been summarized from the 10 individual HNRs, and two sub-regional HNRs for the West Coast and Alberni Valley, which comprise the ACRD HNR project. The project was managed overall by Amy Anaka from the ACRD, with leadership and/or assistance from the following consultants for the completion of the sub-regional and individual HNRs:

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- **Neil Lovitt and Andrew Scanlan Dickie**, *Turner Drake & Partners Ltd.* (West Coast Housing Need and Demand Study: Long Beach Electoral Area 'C', Yuułuʔiłʔatḥ Government, and Toquaht Nation)
- **Evan Peterson, Mark McNaughton and Carrie Hubka**, *Barefoot Planning + Design* (Huu-ay-aht First Nations, and Uchucklesaht Tribe Government)

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We would like to also acknowledge the support, collaboration and partnership of the ACRD Regional Board, ACRD Electoral Area Advisory Planning Commissions, First Nations Governments, and many other community organizations and partners, and other local stakeholders.

LAND ACKNOWLEDGMENT

The ACRD recognizes and appreciates that work to develop the ACRD Housing Needs Reports was conducted in the Tseshah First Nation, Hupacasath First Nation, Hesquiaht First Nation, Ahousaht First Nation, Tla-o-qui-aht First Nation, Yuułuʔiłʔatḥ Government, Toquaht Nation, Huu-ay-aht First Nations, Ditidaht First Nation, and Uchucklesaht Tribe Government Territories.

This land acknowledgment intends to inform readers of the colonial history of Vancouver Island and reminds all of us that the lands and waters are a precious resource that hosts us and sustains our wellbeing.

EXECUTIVE SUMMARY

Safe, affordable, and inclusive housing is an important component of a complete community and contributes to societal and individual well-being. Unfortunately, housing that meets these criteria is becoming harder to find, especially for those most vulnerable. Recognizing that housing is an issue that crosses jurisdictional boundaries, and recommendations are needed to address housing needs from a regional perspective, the Alberni-Clayoquot Regional District (ACRD) partnered with member Treaty First Nations to undertake Housing Needs Assessments, which form the ACRD Housing Needs Report (HNR) project. This project includes the development of 10 separate HNRs for the six ACRD Electoral Areas (Bamfield, Beaufort, Long Beach, Sproat Lake, Beaver Creek, and Cherry Creek) and four Maa-nulth Treaty First Nations (Huu-ay-aht First Nations, Yuułu?il?ath̓ Government, Uchucklesaht Tribe Government, and Toquaht Nation), sub-regional reports for the West Coast and Alberni Valley, and this overall ACRD summary report.

This report serves as a summary of the 10 individual and two sub-regional HNRs developed as part of the ACRD HNR project. The HNRs were completed through [a] quantitative and qualitative data collection and analysis and [b] community engagement initiatives, including various public, Citizen and stakeholder methods. Engagement methods included: online and hard copy surveys, online community forums, online and in-person stakeholder focus group meetings, ACRD Advisory Planning Commission meetings, and many presentations and one-on-one conversations through email, phone and other virtual methods.

Data analysis and community input revealed a number of key data findings and housing issues from across the ACRD, including member Treaty First Nations, that are included throughout this HNR. Community engagement predominantly took place virtually due to the COVID-19 pandemic.

The Union of British Columbia Municipalities (UBCM) HNR Program supports local governments and Treaty First Nations in undertaking this work. The work strengthens local understanding of existing housing conditions, identifies what kinds of housing are needed in the region, and is intended to inform local plans, policies, and development decisions. The upcoming comprehensive updates to the ACRD Official Community Plans (OCPs), as well as work on individual Treaty First Nation OCPs and Comprehensive Community Plans, are examples of important documents with policies that will be informed by the results of the HNRs.

Refer to the supplementary Electoral Area and Treaty First Nation HNRs for a more detailed description of housing needs and gaps specific to each area.

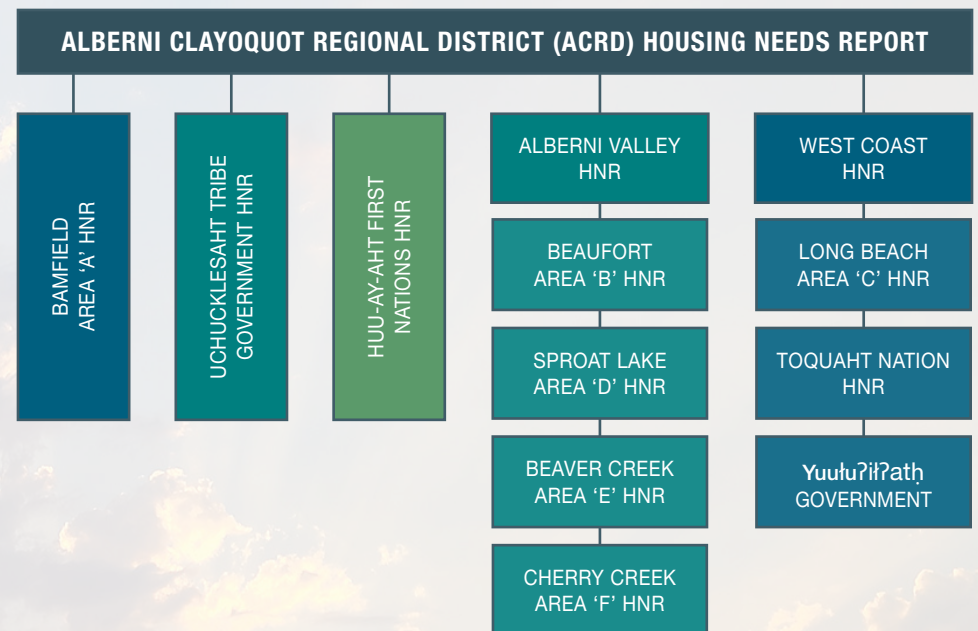


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1. INTRODUCTION

1.1 PURPOSE

A Housing Needs Report (HNR) is a tool for local governments to use to inform planning documents such as the Zoning Bylaw and Official Community Plan's'. The report is intended to describe the current housing situation, and to formulate a more complete picture of how the ACRD and Treaty First Nation's changing needs influence housing requirements. The HNR aims to help ACRD residents, property owners and the ACRD Board, Treaty First Nations members, Citizens and their respective Governments, and others, better understand current and future housing needs and identify existing and projected gaps in the housing supply.

A HNR is developed through a Housing Needs Assessment, using the guidelines laid out by the provincial government and guiding legislation. Over 50 distinct kinds of data have been collected, including population (current and projected), housing stock details, household income, and economic sectors. Municipalities and regional districts in BC are required to complete HNRs by April, 2022 and every five years thereafter. Treaty First Nations are not required to meet provincial reviewing requirements, however, member Treaty First Nations and the ACRD have partnered to identify housing needs specific to the Nations, and more specifically, Citizens living on Treaty Settlement Lands. Additionally, completing HNRs is a requirement of the Provincial HNR grant funding, provided by the Ministry of Municipal Affairs. Funding for the ACRD HNR project was received for all six ACRD Electoral Areas and the four Treaty First Nations, with overall funding and project management by the ACRD.

The following sections are intend to summarize the 10 individual HNRs completed as part of the ACRD HNR project, and include a more detailed description of HNR purpose, requirements, and overview; process for data collection and community engagement; policy context; roles in addressing housing need; and key regional findings and recommendations.

Refer to the individual and sub-regional HNRs for a more detailed description of quantitative and qualitative data collection and analysis, community engagement initiatives, and area specific key findings and recommendations.

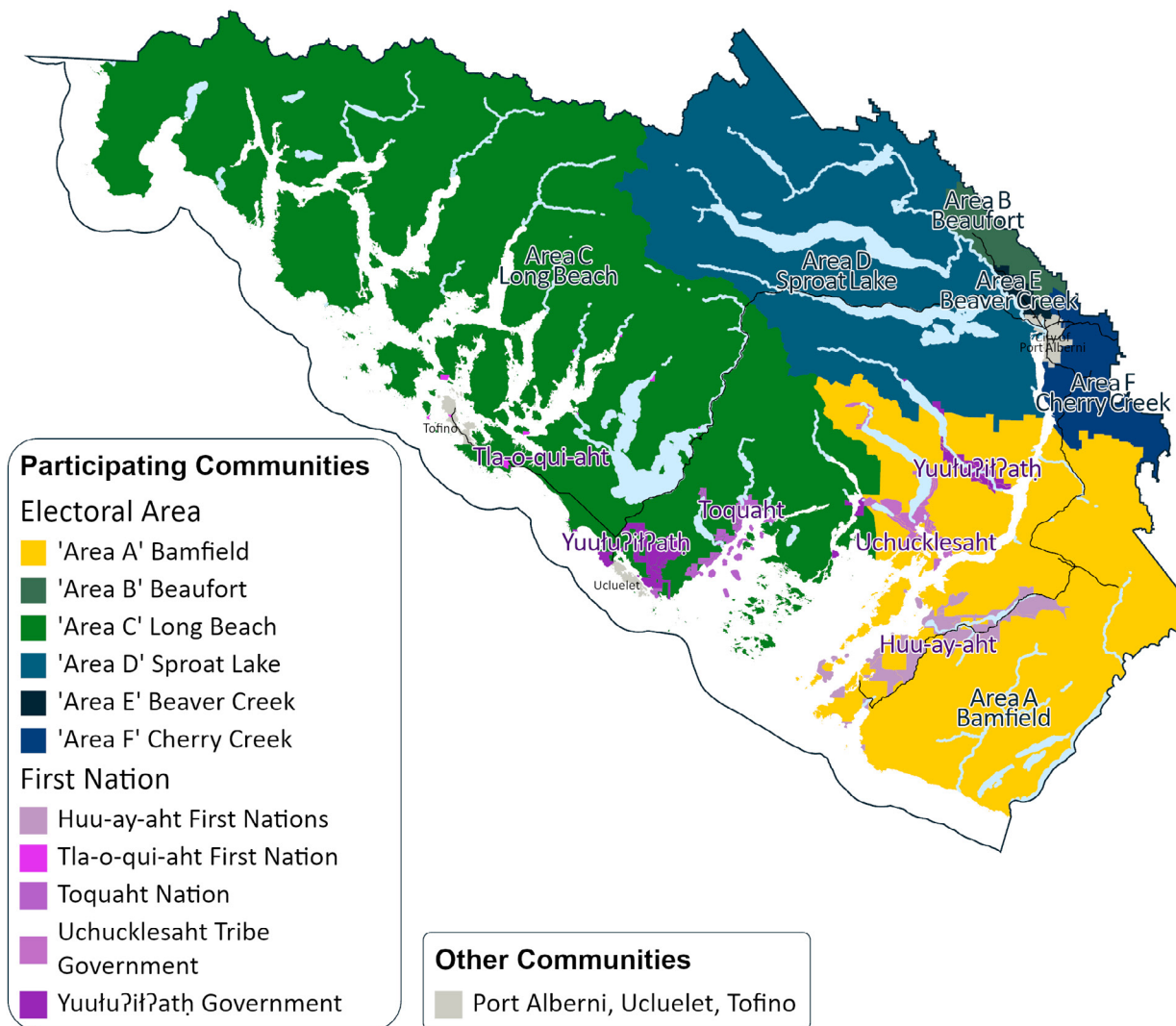
1.2 ACRD OVERVIEW

The ACRD is growing, aging, and changing. It is also rural and diverse, which results in unique housing challenges for its communities, which are different from those facing urban populations.

The ACRD is a federation of three member municipalities (Port Alberni, Tofino, Ucluelet), four Maa-nulth Treaty First Nations, and six Electoral Areas. The administrative boundaries of the ACRD lie within the traditional territories of ten First Nations. The ACRD comprises a total of approximately 8,800 km² and borders the Strathcona and Comox Valley Regional Districts to the north, and the Nanaimo and Cowichan Valley Regional Districts to the east.

The map shows the communities that are included in the ACRD HNR project, and summarized in this overall HNR. These areas include the six ACRD Electoral Areas (Bamfield, Beaufort, Long Beach, Sproat Lake, Beaver Creek, and Cherry Creek) and four Maa-nulth Treaty First Nations (Huu-ay-aht First Nations, Yuułu?i?ath Government, Uchucklesaht Tribe Government, and Toquaht Nation).

Although not directly included in the ACRD HNR project, the ACRD collaborated with the City of Port Alberni for engagement with the Alberni Valley sub-region HNR. For the West Coast sub-region and resulting West Coast Housing Need and Demand Study, the ACRD collaborated with the District of Tofino, District of Ucluelet, and Tla-o-qui-aht First Nations.



1.3 DATA LIMITATIONS

While best efforts have been made to ensure the data within the HNRs are accurate, there are some limitations to consider, which include:

1. The data in the custom Statistics Canada spreadsheet varies slightly from the Community Profile data because the custom data counts persons in private households, which is usually less than the total population. This means that it excludes those living in commercial, institutional, or communal dwellings (e.g., nursing homes, rooming houses, hotels, etc.).
2. The projections contained in the HNRs were developed using the population projection data from Statistics Canada, which is only provided for the ACRD. Projections for individual areas were extrapolated from this data using the best practices available. This should represent a plausible scenario should population changes follow the patterns observed over the years. In addition, the projections data is based on the total population data (and not the population in private households).
3. The data from 2011 is considered less reliable due to the voluntary nature of the 2011 National Household Survey.
4. When applying statistical analysis to small population sizes, changes to a small segment of the population can have a large impact on percentages, averages, and mean values. This is especially relevant for the data for the Beaufort Electoral Area and Treaty First Nations.
5. Statistics Canada suppresses the data where the value is less than 5 for privacy reasons. This means that zero values should be interpreted as a number between 0 and 5.
6. The most recent population and demographic Census data is from 2016. Although this Census was conducted five years prior to the publication of the HNRs, it is the most reliable form of data available.



1.4 HOUSING SPECTRUM

Refer to Section 3.2 Benefits to Affordable Housing in the West Coast Housing Need and Demand Study Regional Summary for a detailed description of social, health, economic, and other benefits.

Figure 1: The Housing Continuum



Source: CMHC

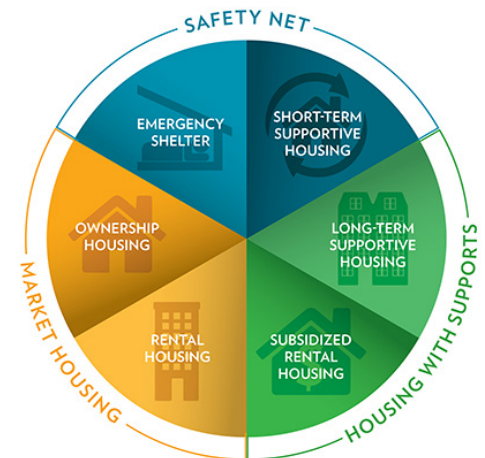
For many people, housing needs may change as they move through different stages of their lives. A housing spectrum is a tool used to illustrate common types of housing (non-market, market, rental, ownership) and forms of housing (apartment, duplex, row house, single-detached house, etc.). The purpose of the spectrum is to help illustrate the importance of multiple types and forms of housing in maintaining a healthy, sustainable and adaptive housing system. Used around the world, a housing spectrum typically displays housing as a linear progression from homelessness to homeownership based on the assumption that people will move from left to right with homeownership as the ultimate goal. (Cowichan Valley Regional District)

In effort to better represent the relationship of different forms of housing need, some communities are exploring an alternative to the continuum, and one of these communities is the City of Kelowna. Instead of the linear view, the City applies a circular model known as the “Wheelhouse,” reflecting that people’s housing needs are fluid based on lifestyle preferences and financial circumstances.

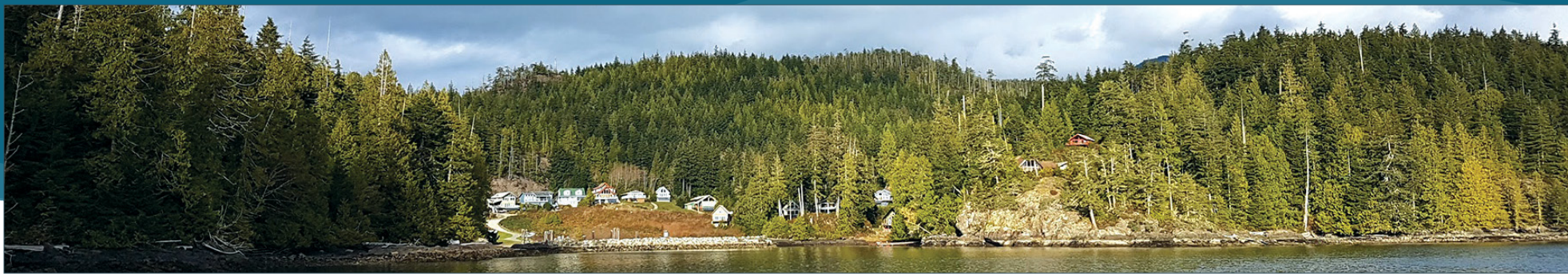
The Wheelhouse model allows the user to understand and address resident needs as they move around or across the circle between different types of housing. As such, a healthy housing stock must include diverse housing forms and tenure types to meet needs of different socio-economic backgrounds and life stages.

The goal of the transition to an alternative model was to encourage decision-makers, housing providers, developers and residents to understand that all tenures of housing are vital components to creating and maintaining a healthy, sustainable and adaptable housing system. No one level of housing is greater or more important than another.

Figure 2: Housing Wheelhouse



Source: CMHC



2. GOVERNMENT ROLES & POLICY CONTEXT

2.1 MAA-NULTH FIRST NATION'S' FINAL AGREEMENT (TREATY)

The Maa-nulth First Nations Treaty Final Agreement which came into effect April 2011 includes four First Nations governments with lands within the administrative boundaries of the ACRD: Yuułu?ı̨ʔat̨ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe Government, and Toquaht Nation. The Maa-nulth Treaty lays out the governing powers of each First Nation with constitutions that detail law-making powers relating to lands and land management, social development, public administration, taxation and financial accountability, and the protection and enhancement of heritage, language and culture.

2.2 GOVERNMENT ROLES FOR THE PROVISION OF HOUSING

Refer to Section 3.3 Government Roles for the Provision of Housing in the West Coast Housing Need and Demand Study Regional Summary for a detailed description of roles of the Federal, Provincial, Local and Indigenous Government in regards to the provision of housing.

To summarize, there are numerous documents, strategies, plans, regulations and programs for urban, Indigenous, rural and remote communities to help them address their local housing and homelessness needs. The Province of BC also acts as a liaison to engage local governments in meeting their needs, which began with an amendment to the Local Government Act, making it mandatory to include policies for affordable, rental, and special needs housing in Official Community Plans.

Shifting housing market dynamics and changes to Federal and Provincial government roles are placing considerable pressure on municipalities and regional governments to become more active in providing and facilitating affordable housing. Additionally, housing issues are often felt most acutely at the local level. Where the provincial government plays a large role in providing services to support those in need of housing (e.g. rent supplements, public housing, and emergency shelters), municipalities and regional districts have the power to regulate, prohibit, or impose requirements on certain activities that affect people and property.

The roles and responsibility of Indigenous Governments to provide housing vary from Nation to Nation. In general, Nation governments have the authority to impact almost all aspects of housing delivery for their members or Citizens, but autonomy and direct control over housing depends on internal policies, treaty agreements, and relationships with Provincial, and Federal governments. Many Nations choose to manage their housing stock internally or through a non-profit or property management partner.

2.3 OFFICIAL & COMPREHENSIVE COMMUNITY PLANS

Both Official Community Plans (OCPs) and Comprehensive Community Plans (CCPs) provide objectives and policies to help guide, monitor and evaluate decisions on land use management and community development decisions, and will assist in the efficient use of lands and other resources. These overarching policy documents are intended to provide direction to the respective Government or First Nation, private citizens, businesses and public agencies on all matters concerning future development within the planning area.

In particular, an OCP provides for the integration of land use, transportation, infrastructure, the environment, heritage, relationship with First Nations, community facilities and services, and social and economic planning into a broad strategy to direct the growth and development of the community. Importantly, the OCP lays out objectives and policies related to residential areas and housing overall.

It is important to note that various other policy documents have been developed for the planning areas included in the ACRD HNR project, which should also be taken into consideration when planning for the provision of housing.

ACRD Electoral Area OCPs

Each of the six ACRD Electoral Areas (EAs) has an OCP specific to lands within the EA. The OCPs, adopted between 2007 and 2014, provide direction for future development that aims to be socially, culturally, economically, and environmentally sustainable and healthy. The Plan serves as a general statement of the broad objectives and policies of the Regional District, a statement of the EA's goals, objectives and policies with respect to existing and proposed land use, and forms the basis for subsequent regulatory bylaws, such as the ACRD Zoning Bylaw and Building Bylaw. A comprehensive update to the OCPs is anticipated to begin in 2022, which will include incorporating housing policies and recommendations from the HNRs.

Treaty First Nation OCPs & CCPs

As a self-governing Nations, Yuułu?il?ath Government, Huu-ay-aht First Nations, Uchucklesaht Tribe Government, and Toquaht Nation have either developed, or are in the process of developing, an OCP or CCP.

Yuułu?il?ath Government's OCP was adopted in 2013, and includes actions to take to strengthen and sustain the cultural, social, economic and environmental wellbeing of their people, lands, waters, and resources. This OCP provides assertions as to how the lands and water of the Nation will be cared for, protected, and developed into the future.



The Huu-ay-aht First Nations CCP is currently being developed. The plan will look at everything that is important to Huu-ay-aht including the land, water, people, and more. Since the Maa-nulth Treaty agreement was implemented in April of 2011, HFN has grown and many plans, projects, and initiatives have been completed and are underway. The CCP will allow the HFN to step back and take an integrated, holistic approach to planning with input from the Huu-ay-aht Citizens.

Adopted in 2011, the Uchucklesaht Tribe Government OCP applies to all UTG Treaty Settlement Lands (TSL). The OCP provides direction for future development that aims to be socially, culturally, economically, and environmentally sustainable and healthy. The OCP provides objectives and policies to help guide decisions on land use management, and will assist in the efficient use of UTG TSL lands, and other resources. This Plan incorporates the economic development and growth objectives of the UTG, as well as the cultural and environmental aspirations of its Citizens. The UTG OCP is currently being updated to reflect current needs of the Citizens.

In 2016, the Toquaht Nation Government adopted its OCP. Essentially, the OCP sets out priorities for growing the Toquaht Nation. Priorities include: the development of an enduring economic base, protection of the environment, and the nurturing of cultural values and practices. Housing is a primary topic of interest in the Plan and the OCP provides four goals to address the need for housing.

2.4 ACRD ZONING BYLAW

Zoning implements land use planning policies outlined in the OCPs, and regulates how land, buildings (including housing) and other structures may be used. Zoning in the ACRD is regulated by Zoning Bylaw No. 15, adopted in 1973, which applies to all six ACRD Electoral Areas. Each property in the ACRD is assigned a specific zone or zoning district as described in the Zoning Bylaw.

At time of writing this HNR, the current Zoning Bylaw is proposed to be updated, and minor amendments are also being proposed to the EA OCPs, as part of the Zoning Bylaw Review Project. Anticipated adoption of these updated documents is in 2022. The overall goal of updating the Zoning Bylaw and OCPs is to better align the ACRD's zoning regulations with the policies and goals set out in the OCPs. By ensuring this alignment, the ACRD expects to create a more certain process and outcome for landowners and developers, improving clarity and addressing current planning issues.



3. KEY FINDINGS

3.1 COMMUNITY ENGAGEMENT OVERVIEW

Stakeholder and community input is important to gain a better understanding of the current and future housing situation, as well as fill gaps not captured by statistical data. To address these gaps, engagement opportunities were provided throughout late 2020 and into 2021 for the development of all ACRD HNRs. As a key component of the HNRs, engagement methods included: various housing needs surveys; public online community forums; stakeholder and elected officials surveys; online stakeholder focus group meetings; key informant interviews; Advisory Planning Commission, Executive Council and Board meetings; and presentations, and many one-on-one conversations through email, phone and other virtual methods. Community engagement predominantly took place virtually due to the COVID-19 pandemic.

For the Alberni Valley HNRs, initial community engagement in 2020 was completed in collaboration with the City of Port Alberni. For the West Coast HNRs (in addition to the areas included in the West Coast Housing Need and Demand Study), engagement was completed in collaboration with the District of Tofino, District of Ucluelet and Tla-o-qui-aht First Nation, as part of the development of their respective reports. This combined engagement included various methods of outreach to receive valuable input from a wide variety of residents, Citizens, Government officials, stakeholders, and others.

Online surveys were a primary form of targeted engagement and were hosted on the City of Port Alberni's Let's Connect, ACRD Let's Connect, and District of Tofino's Talk Tofino websites. Engagement opportunities were promoted through various means of social media and online platforms.

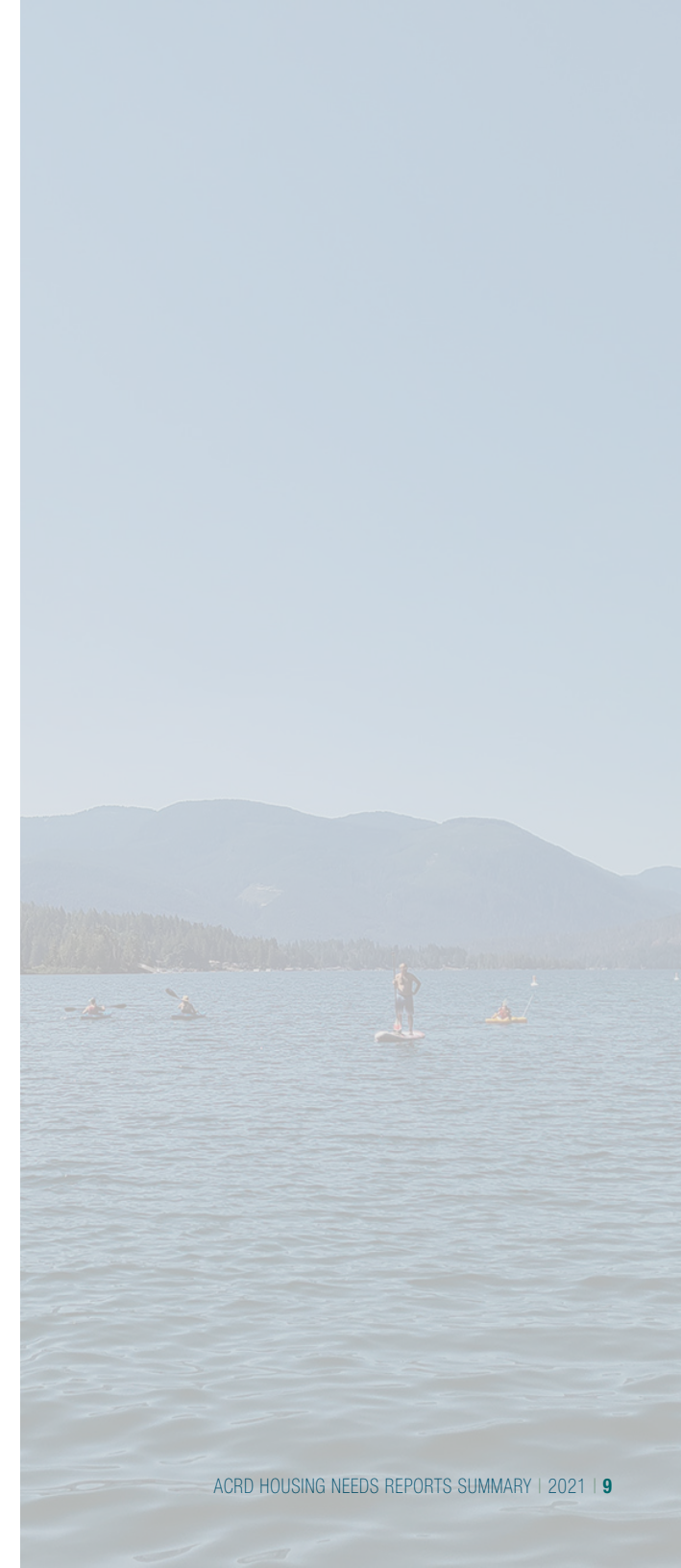
Refer to the individual and sub-regional HNRs and appendices for a more detailed description of community engagement findings.

3.2 KEY COMMUNITY FINDINGS

Alberni Valley Electoral Areas

Key engagement highlights from Alberni Valley residents and stakeholders included online surveys and forums. Most notably were the 668 responses received for the online public survey, in collaboration with the City of Port Alberni, with 26% (174) of respondents from the Alberni Valley EAs. Key highlights from the Alberni Valley housing needs survey for all respondents (including City of Port Alberni and Alberni Valley EAs) include following:

73% identified as homeowners		24% of respondents are retired
26% identified as renters		
9% said they have applied to live in subsidized housing	83% would prefer to live in a single detached dwelling	60% of respondents live in a 3 or 4 bedroom home
	86% would prefer to be a homeowner	
38% have a spouse but no children in the home		79% said they live in a single detached dwelling
26% have a spouse and children in the home		6% said they live in an apartment building
63% of respondent's households are made up of 1 and 2 people		40% said they have lived in their current home for 10+ years
19% 1 person	44% 2 person	22% said they have lived in their current home for 20+ years
		36% said they plan to live in their current home for 10+ years
33% would like to improve their home to be more energy efficient		





Key demographic and housing data findings for the four Alberni Valley Electoral Areas (EAs) include:

- **Increase in seniors 65 years and older:** There's been a significant increase in the percentage of seniors (65 years and older) since 2006, as over 50% of all Alberni Valley EA residents were over 50 in 2016, which is higher than the ACRD as a whole. This is a trend that is seen across BC and Canada and is likely to have a serious impact on housing availability. There's been a decreasing proportion of children, teens, and adults, while the percentage of seniors steadily increased.
 - The rural nature of the EAs, especially the lack of services and other amenities in close proximity could present challenges for those residents who plan to live independently in their home as they age moving forward. As this age group ages, it may be hard for them to stay in their communities as there are no retirement or long-term care homes in the Alberni Valley EAs.
- **Small average household size:** The average household size decreased overall for all Alberni Valley EAs as the number of one and two person households increased, with 73% of households in 2016 being comprised of one or two people. Additionally, the vast majority of homes in the Alberni Valley EAs are single detached dwellings, which tend to be more expensive and therefore harder for one person to afford. This could be a further indication that older residents are living in larger homes due to a shortage of smaller, accessible homes to purchase or rent in the area.
- **Fluctuating household income:** The median household income in the Alberni Valley EAs fluctuated significantly between 2006 and 2016, likely due to the economic downturn of 2008. Beaufort and Sproat Lake both saw an overall increase in the median income, while Beaver Creek and Cherry Creek did not. However, all four Alberni Valley EAs have a higher median income than Port Alberni or the ACRD, especially Sproat Lake.
- **Housing unaffordability:** In the Alberni Valley EAs, like many other areas, affordability is the greatest challenge facing households. In 2016, 12.1% of all households (renter and owner occupied) faced housing unaffordability (spent more than 30% or more on shelter costs), while 8.0% lived in homes requiring major repairs. 2.5% of households were living in overcrowded homes in 2016.



Bamfield Electoral Area

Key online survey findings include:

- 111 respondents, equivalent to almost half (46%) of the population.
- 69% of respondents were owners (74 respondents), and 27% were renters (29 respondents).
- 64% of respondents' structure is a single detached house, 7% self-contained unit in a single-family dwelling, and 6% self-contained unit outside a single-family dwelling.
- Bedrooms in residence: 37% 2 bedroom, 27% 3 bedroom, 10% 1 bedroom.
- 78% of respondents prefer to live in a single detached house, 7% in a self-contained unit in a single family dwelling.
- 50% of respondents plan to live in Bamfield in their current housing for 10 or more years, 23% were unsure.
- 16% of respondents are living in Bamfield to support a commercial operation or business.

Key demographic and housing data findings for the Bamfield Electoral Area include the need for the following actions to improve:

- **Housing stock:** Focus on improving the maintenance and condition of the housing, mobile home parks, and market rental stock. Encourage the development of subsidized housing for single adults, families, and Indigenous residents. Add more eco-friendly and energy-efficient housing options.
- **Housing for the aging population:** Over half (63%) of the population of Electoral Area A are those between 50 and 84 years of age. 50 to 64 year old comprise 38% of the population, while (25%) are between 65 to 84 years. The number of seniors (65 years and older) is expected to continue to increase. Focus on providing: accessible housing options for seniors and residents with disabilities; and investments in assisted living and complex care housing to support an aging population.
- **Diversify the housing stock:** To attract entrepreneurs, researchers, professionals, and the next-generation workforce by providing more investments in affordable market rentals and homes. Also encourage the development of high-quality rentals and homes to attract the next generation workforce and professionals; development of family-friendly housing environments; and a diversity of housing options that reflect the rural and outdoor lifestyle.
- **Long term population decline:** Focus on investments in education to meet the needs of growing families moving to Bamfield, development of accessible and affordable housing, investments in public amenities, and improving access and road conditions.
- **Short term rentals and staff accommodations:** Encourage collaborations between developers and local businesses to accommodate individuals looking to relocate for studies, research and work purposes. Also provide more affordable short term rentals to meet the demand of seasonal work.

Uchucklesaht Tribe Government

Uchucklesaht population is spread out across North America. Very few Citizens currently live on Uchucklesaht Tribe Government (UTG) lands, in the village of Ehtlateese, while most Citizens live in nearby Port Alberni or other parts of Vancouver Island. Next to the province of BC, most Citizens live in the state of Washington. This makes housing needs difficult to assess. UTG demographic data, community engagement, and analysis identified several housing gaps which include:

- **Affordable housing:** Many households have difficulty accessing affordable housing. Currently, nearly 60% of respondents in the housing survey indicated that they spend more than 30% of their income on housing. Ideally, all Citizens would be spending less than 30% of their income on housing.
- **Homeownership:** Housing survey respondents indicated that attaining homeownership is difficult. Cost remains the largest factor. Given that the population of Uchucklesaht is spread out geographically across North America, the problem is difficult to address. However, the UTG lands could offer opportunities for Citizens, and village resettlement and the Village Resettlement Plan should continue to progress.
- **Seniors housing:** Uchucklesaht Citizens will continue to age in the next 10 years. Seniors require a variety of housing types, or adaptation and modification of their existing homes. While we do not have accurate information on the current seniors and their ability to age in place, it can be assumed that this sector of the population will need dedicated housing and additional support in future years.
- **Shelters and transient housing:** Due to difficulties of tracking and reporting, the transient and often invisible community goes unnoticed. According to the housing survey and qualitative community feedback, a homeless problem exists in the community, especially in Port Alberni. Currently, few facilities exist in Port Alberni to address the needs of the homeless population.





Huu-ay-aht First Nations

The vast majority of Huu-ay-aht First Nations (HFN) Citizens live off Treaty Settlement Lands (TSLs). Much of the population lives in nearby Bamfield and Port Alberni, but many Citizens are spread out over Canada and the US. This makes housing needs difficult to assess. As such, the HNR mainly focused on HFN Citizens living in the Village of Anacla. Anacla's demographic data, community engagement, and analysis identified several housing gaps for the Huu-ay-aht First Nations, which include:

- **Homeownership:** Many HFN Citizens indicated that they would prefer to own their own home, while cost remains the largest factor. Anacla could offer opportunities for Citizens to obtain homeownership when they may not be able to get off the *ḥahuuḷi*. However, it is noted that a healthy housing mix requires a variety of housing tenures, types, and sizes for a changing population.
- **Seniors housing:** Anacla Citizens will continue to age in the next 10 years. Seniors require a variety of housing types, or adaptation and modification of their existing homes. It can be assumed that this sector of the population will need dedicated housing and additional support in future years. Additionally, community engagement indicated that all seniors in Anacla would like to stay and see a dedicated facility built.
- **Housing support off the *ḥahuuḷi*:** Many Citizens indicated that they would like to stay in their community off the *ḥahuuḷi*. These respondents also indicated that they would like support including to rent, own, or build, and to talk to someone at HFN about potential housing opportunities, indigenous social housing, and seniors housing. These preferences may indicate a further need for programs or policies and support staff within the HFN.

West Coast Sub-Region

Key engagement initiatives for the West Coast Housing Need and Demand Study included two surveys: the West Coast Community Housing Survey and West Coast Indigenous Community Survey. In total, the surveys collectively received 579 responses from individual community members throughout the West Coast Region, and results are summarized as follows:

- Nearly half of respondents (49%) were younger than 40 years old.
- About 27% of respondents were in a household earning less than \$40,000 before-tax.
- The greatest share of respondents (38%) were couples without children.
- Most respondents (46%) lived in a single-family home or an accessory unit (21%).
- The median reported housing cost is approximately \$1,500 per month.

The following key themes for the entire West Coast sub-region were found throughout the development of the West Coast Housing Need and Demand Study and are expanded upon in the report:

- The population of the West Coast is growing and changing.
- Need for affordable rental housing.
- Sales prices are rising, and homeownership is increasingly out of reach for many.
- Non-market housing is critical on the West Coast.
- Regional collaboration is key to addressing housing challenges.





Long Beach Electoral Area

Survey results from Electoral Area 'C' respondents include:

- Slightly under half of respondents (47%) were over the age of 50. Only 4% were under 30.
- The median income of respondent households was slightly under \$70,000 per year.
- The majority of respondents (61%) were couples without children. 21% were single people.
- Most respondents (61%) lived in a single-detached home. 14% lived in an accessory dwelling.
- The median reported housing cost is approximately \$1,250 per month.
- The majority of respondents (79%) indicated their housing met their needs. 21% indicated it did not.

Themes from residents of Electoral Area 'C' include those specific to the rural areas, however, most respondents identified regional themes that were applicable in the neighbouring Districts of Tofino and Ucluelet as well.

- **Housing costs increasing:** Though Electoral Area 'C' is less expensive than other communities in the region, respondents emphasized that there is a significant and growing affordability gap, particularly for younger people trying to enter the ownership market. In 2016, 26% of Area C households lived in a home that put them outside of their financial means. Additionally, the median before-tax household income in 2015 was about \$50,900, down 17% from 2005.
 - Housing hardship was most prevalent among lone parent households as they tend to have lower incomes overall and have increased expenses related to children, which compounds the problem of housing costs. Single/roommate households also experienced elevated rates of financial difficulty revolving around shelter.
 - Though younger residents were the most concerned about affordability challenges, older residents were worried about their ability to downsize and remain in their community. Most indicated they would be best served by a smaller, more manageable unit in the rural area.
- **Limited rental options for permanent and seasonal residents:** The cost, availability, and condition of rental units was the most common housing challenge. A reduced availability of long term rentals is impacting the social, economic, and cultural fabric of their communities. Dramatic seasonal population swings with limited rental availability for permanent and seasonal residents employed in the tourism and hospitality sector leads to issues like back road camping, and limited staff housing makes it difficult to maintain business operations.
- **Regional collaboration to address non-market and affordable market housing:** Though new housing will always be difficult to develop, many partners are interested in collaborative affordable housing solutions, as housing challenges are regional. Partnership with other municipalities, Indigenous Governments and organizations could help address housing challenges not only in rural areas, but across the region.

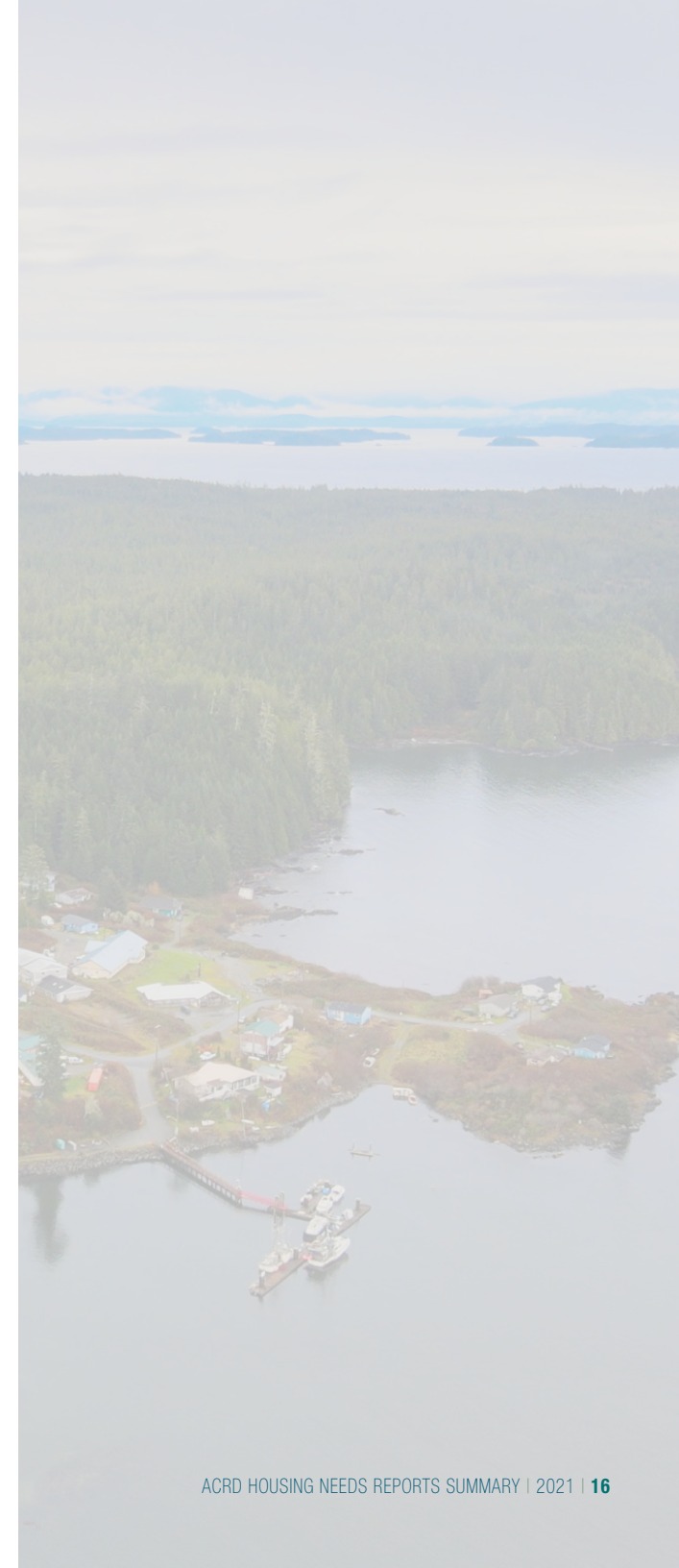
Yuułuʔiłʔatḥ Government

Key topics from survey responses from Yuułuʔiłʔatḥ Citizens living both on and off traditional lands include:

- More than half of respondents (51%) were under the age of 50.
- 74% of respondents were female.
- More than half (62%) of respondents belonged to a household that earned less than \$30,000 before-tax.
- Many respondents were temporarily staying with family and friends.
- Half of respondents (50%) lived in a single-family home.
- The median reported housing cost is approximately \$1,000 per month.
- The same number of respondents indicated their current housing met their needs as those who indicated it didn't (41%). An additional 15% were unsure.

The following key themes emerged from all Yuułuʔiłʔatḥ Citizens throughout the engagement process and are not exclusive to residents of Hitacu:

- **Housing stock and condition:** There is a significant and growing demand from Citizens for affordable housing on Nation lands, and a rising interest in moving back to Treaty Settlement Lands. Young families are starting to make up more of the demand, particularly young single parents in need of safe, affordable housing for multiple children. There is also an expected increase in the demand for senior or Elder-appropriate units as more choose to live closer to government services.
 - Quantity and condition are the most pressing housing issues, with many reporting substandard housing, overcrowded conditions, and demand that is continuously out-pacing supply.
 - The cost of living on Yuułuʔiłʔatḥ lands is higher than in other communities due to transportation and heating costs associated with living in a more remote location.
- **Development challenges:** Servicing pressures, financing challenges, and the high cost of building are significant barriers to delivering new and affordable housing on Treaty Settlement Lands. Building is exceptionally expensive as Hitacu is located off the highway and quite far from Tofino and Ucluelet.





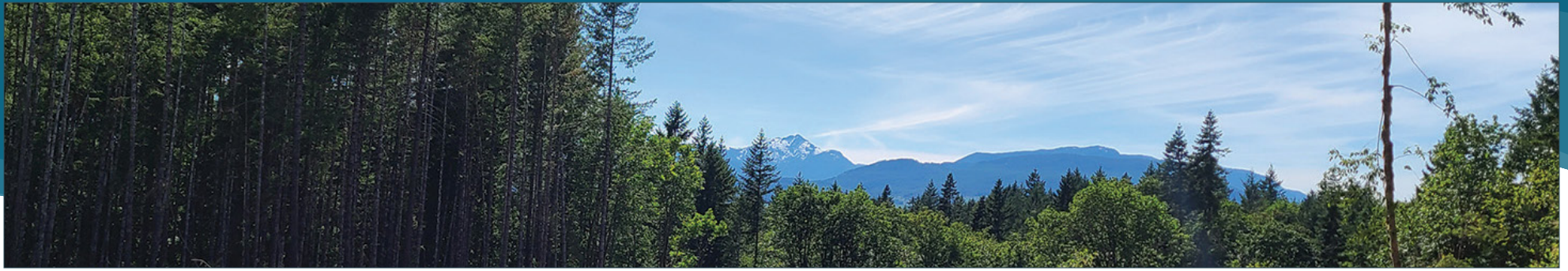
Toquaht Nation

Few Toquaht Citizens participated in the community survey, however, the small number of responses represents a significant portion of Citizens, and can still be instructive. The following responses highlights only Toquaht Nation data:

- Most respondents (56%) were between 50 and 59 years of age.
- Responses by gender were split more evenly, with 56% reporting female and 44% reporting male.
- The median income of Toquaht Nation respondents was substantially higher, at nearly \$60,000 per year.
- Many respondents (55%) were couples with or without children.
- Almost all respondents (89%) lived in a single-detached home or a low-density multi-family dwelling.
- The median reported housing cost is approximately \$1,000 per month.
- All respondents indicated that their current housing met their needs.

The following key themes emerged throughout the engagement process from all Toquaht Citizens who participated in the engagement process and are not exclusive to residents of Macoah:

- **Housing availability:** There is a significant and growing demand from Citizens for affordable housing on Nation lands, and a rising interest in moving back to Treaty Settlement Lands. Young families are starting to make up more of the demand, particularly young single parents in need of safe, affordable housing for multiple children. There is also an expected increase in the demand for senior or Elder-appropriate units as more choose to live closer to government services.
 - Quantity of housing is the most pressing issue, with demand continuously out-pacing supply. The cost of living on Toquaht lands is higher than in other communities due to transportation and heating costs associated with living in a more remote location.
- **Development challenges:** Servicing pressures, financing challenges, and the high cost of building are significant barriers to delivering new and affordable housing on Toquaht Treaty Settlement Lands, as Macoah is located off the highway and quite far from Tofino and Ucluelet. For already existing housing, extensions, renovations, and even minor repairs can be a challenge because of limited contracting options and difficulties securing construction loans.
- **Housing and economic development are interrelated:** More and more Citizens are interested in moving back to their traditional homelands, but many indicated that they are unable to move back due to either lack of housing or lack of employment opportunities. More employment opportunities close to home is important to ensure that the community continues to grow and progress towards meeting the needs of all Citizens.
- **Toquaht Nation is well-positioned to contribute to regional collaboration:** Though new housing will always be difficult to develop, Toquaht Nation can partner with other governments and organizations to develop land assets in ways that meet the housing needs of Citizens, grow the Toquaht Nation economy, and help others address their housing needs as well.



4. FUTURE NEEDS

4.1 COMMUNITY GROWTH

To determine future housing needs, various population, household, and housing unit projections were calculated for each participating area. Projections provide a glimpse at a possible future scenario. However, real community growth depends on many influencing factors, including the economy, availability of housing, growth in the region, trends in neighbouring communities, locational desirability, and planning and development decisions. Many areas included in the ACRD HNR project have experienced population and household fluctuations over the last 20 years, in part due to the availability and affordability of housing, as well as demographic and socioeconomic changes.

Projected population and household numbers, as well as projected average household size, makes it possible to calculate the difference between the projected number of households and the projected number of dwellings required based on the projected average household size. This information indicates whether there is a potential shortage or surplus of housing based on the projected population. This information has been provided for each area in the individual HNRs.

Refer to the individual and sub-regional HNRs for a more detailed description of community growth specific to each area.



4.2 RECOMMENDATIONS

The following key strategies or recommendations for the 10 individual and two sub-regional HNRs included in the ACRD HNR project emerged through the HNR process, respond directly to the key findings identified, and attempt to recognize the ability and limitations of regional government scope and policy approaches. They provide a higher level approach to address the housing gaps anticipated for the next five years and beyond in each electoral area, Treaty First Nation, and sub-region, as well as across the ACRD.

The ACRD and Nations are already supporting some of these recommendations and should continue to monitor progress moving forward. These recommendations are listed below for reference, and outlined in more detail in the individual and sub-regional HNRs.

Bamfield Electoral Area Strategies

1. Strengthen policies and regulations to remove barriers to housing and prioritize needed housing types.
2. Increase grassroots data collection, and communicate housing needs and success stories.
3. Develop and strengthen partnerships and coordinate collaboration.
4. Create a housing strategy and action plan.
5. Complete ongoing monitoring of housing supply and demand.

Uchucklesaht Tribe Government Recommendations

1. Update the Uchucklesaht Tribe Government (UTG) Housing Needs Report annually with new citizenship and housing information.
2. Conduct a Housing Strategy or Action Plan.
3. Develop Citizen housing opportunities on UTG lands according to UTG policies and plans (e.g., UTG Village Plan and UTG OCP when approved).
4. Seek citizen housing opportunities in the City of Port Alberni with an emphasis on vulnerable populations.
5. Continue to work with, and seek funding from, other partners and levels of government including the City of Port Alberni, ACRD, Province of BC/BC Housing, the Government of Canada, and other First Nations on housing.
6. Strengthen policies and regulations to remove barriers to housing and prioritize needed housing types through the UTG OCP and Zoning Bylaw review processes.

Huu-ay-aht First Nations Recommendations

The following five recommendations have been proposed to address the housing gaps anticipated for the next five years and beyond for Anacla Citizens:

1. Update the HFN Housing Needs Report annually with new Citizenship and housing information.
2. Develop Citizen housing opportunities on the ḥahuuli according to HFN policies and plans.
3. Seek Citizen housing supports for Citizens off the ḥahuuli.
4. Continue to work with, including seeking funding, with other partners and levels of government including the City of Port Alberni, ACRD, Province of BC/BC Housing, the Government of Canada, and other First Nations on housing.
5. Strengthen policies and regulations to remove barriers to housing and prioritize needed housing types through the HFN CCP and Housing Strategy.

Alberni Valley Electoral Areas Sub-Region Recommendations

The following five key recommendations are applicable across all Alberni Valley Electoral Areas (Beaufort, Sproat Lake, Beaver Creek, and Cherry Creek) and provide a higher level approach to address the housing gaps anticipated for the next five years and beyond in the Alberni Valley, as well as across the ACRD:

1. Strengthen policies and regulations to remove barriers to housing and prioritize needed housing type.
2. Formulate regional policy options to address current and future housing needs, and incorporate these policies into future updates of Electoral Area Official Community Plans.
3. Strengthen policies and regulations to improve housing affordability and availability, with a focus on a variety of housing types for all stages in life.
4. Develop and strengthen relationships, and work with partners to coordinate collaboration, advocacy and education on regional housing needs and gaps.
5. Consider creating a housing strategy and action plan that outlines funding opportunities, housing targets and tools to incentivize housing and address housing needs in the region.
6. Complete ongoing monitoring of regional housing supply and demand to adapt to evolving housing needs in the region over time.





Beaufort, Sproat Lake, Beaver Creek & Cherry Creek Electoral Area Recommendations

In many ways, each of the Alberni Valley Electoral Areas continue to experience a unique set of housing challenges. As such, actions to implement the recommendations are specific to each electoral area, and are outlined in detail in the individual HNRs.

Individual Alberni Valley Electoral Area recommendations include area-specific strategies to achieve the following goals:

1. Update the Official Community Plans in each Alberni Valley Electoral Area to incorporate key housing findings from the area-specific Housing Needs Reports.
2. Address growth in the population aged 65 years and over.
3. Encourage the development of a spectrum of affordable housing options, focusing on areas serviced by a community water system.
4. Develop and strengthen partnerships to improve collaboration, advocacy, and education around housing needs and gaps.

West Coast Sub-Region Recommendations

The overall West Coast Housing Need and Demand Study (which includes the following planning areas: District of Tofino, District of Ucluelet, Long Beach Electoral Area 'C', Yuułu?it?ath Government, Toquaht Nation, and Tla-o-qui-aht First Nation) includes the following key themes that were found throughout the development of the Study:

1. The population of the West Coast is growing and changing.
2. Need for affordable rental housing.
3. Sales prices are rising, and homeownership is increasingly out of reach for many.
4. Non-market housing is critical on the West Coast.
5. Regional collaboration is key to addressing housing challenges.

Key recommendations for each of the West Coast planning areas included in the ACRD HNR project are included below, and are outlined in detail in the individual HNRs.

Long Beach Electoral Area Recommendations

1. Deepen housing partnerships and educate residents.
2. Promote and protect housing affordability in the market.
3. Work with partners to expand non-market and supportive housing options.
4. Address growth in population aged 65 years and over.
5. Manage growth.

Yuułu?it?ath Government Recommendations

1. Expand housing portfolio to enable Citizens to return to Treaty Settlement Lands.
2. Continue to build internal housing capacity.
3. Monitor housing needs and changing housing demands.
4. Deepen housing partnerships and participate in regional initiatives.

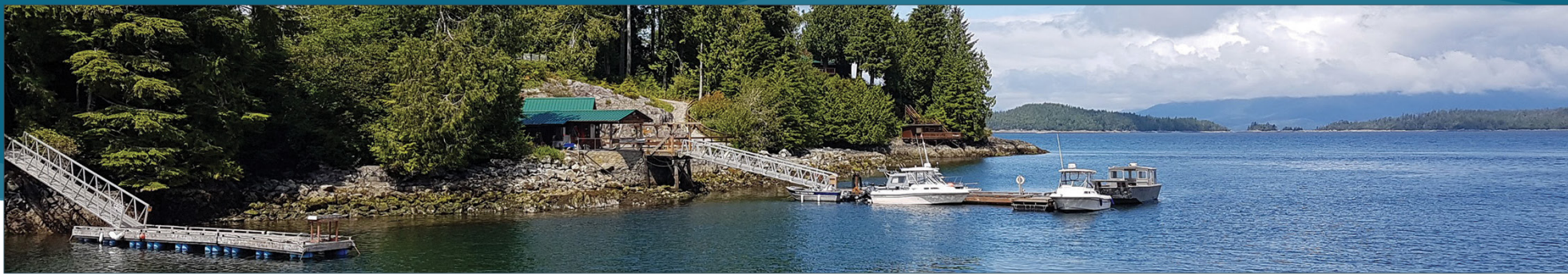
Toquaht Nation Recommendations

1. Expand housing portfolio to enable Citizens to return to Treaty Settlement Lands.
2. Continue to build internal housing capacity.
3. Monitor housing needs and changing housing demands.
4. Deepen housing partnerships and participate in regional initiatives.

This report provides an overall summary of the ACRD Housing Needs Reports project. It is intended to provide a regional perspective on the current and future housing needs in the region and to formulate a more complete picture of how changing demographics and market dynamics throughout the region influence housing requirements.

Refer to the individual and sub-regional HNRs for a more detailed description of quantitative and qualitative data collection and analysis, community engagement initiatives, and area specific key findings and recommendations.





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