



Yuutu?it?ath Government-Ucluelet First Nation

WEST COAST HOUSING NEED AND DEMAND STUDY

NOVEMBER 2021



WEST COAST HOUSING NEED AND DEMAND STUDY

“We’re in a very interesting place in the history of our community. We are the founding mothers and fathers of our new Nation. We’re setting out the building blocks, and housing is going to be one of the keystone pieces.”

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1 Acknowledgments

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Prepared for:

Yuuluʔiiʔath Government – Ucluelet First Nation

Spencer Touchie
Manager of Assets

Prepared by:



**MAKOLA
DEVELOPMENT
SERVICES**

M'akola Development Services

107-731 Station Avenue
Victoria, BC V9B 5R5

Sandy Mackay

Housing Research and Policy Lead
smackay@makoladev.com



**TURNER DRAKE
& PARTNERS LTD.**

Turner Drake & Partners Ltd.

6182 North Street
Halifax, NS B3K 1P5

Neil Lovitt

Vice-President, Planning & Economic Intelligence
nlovitt@turnerdrake.com

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Photos courtesy of: Yuuluʔiiʔath Government - Ucluelet First Nation & Amy Anaka

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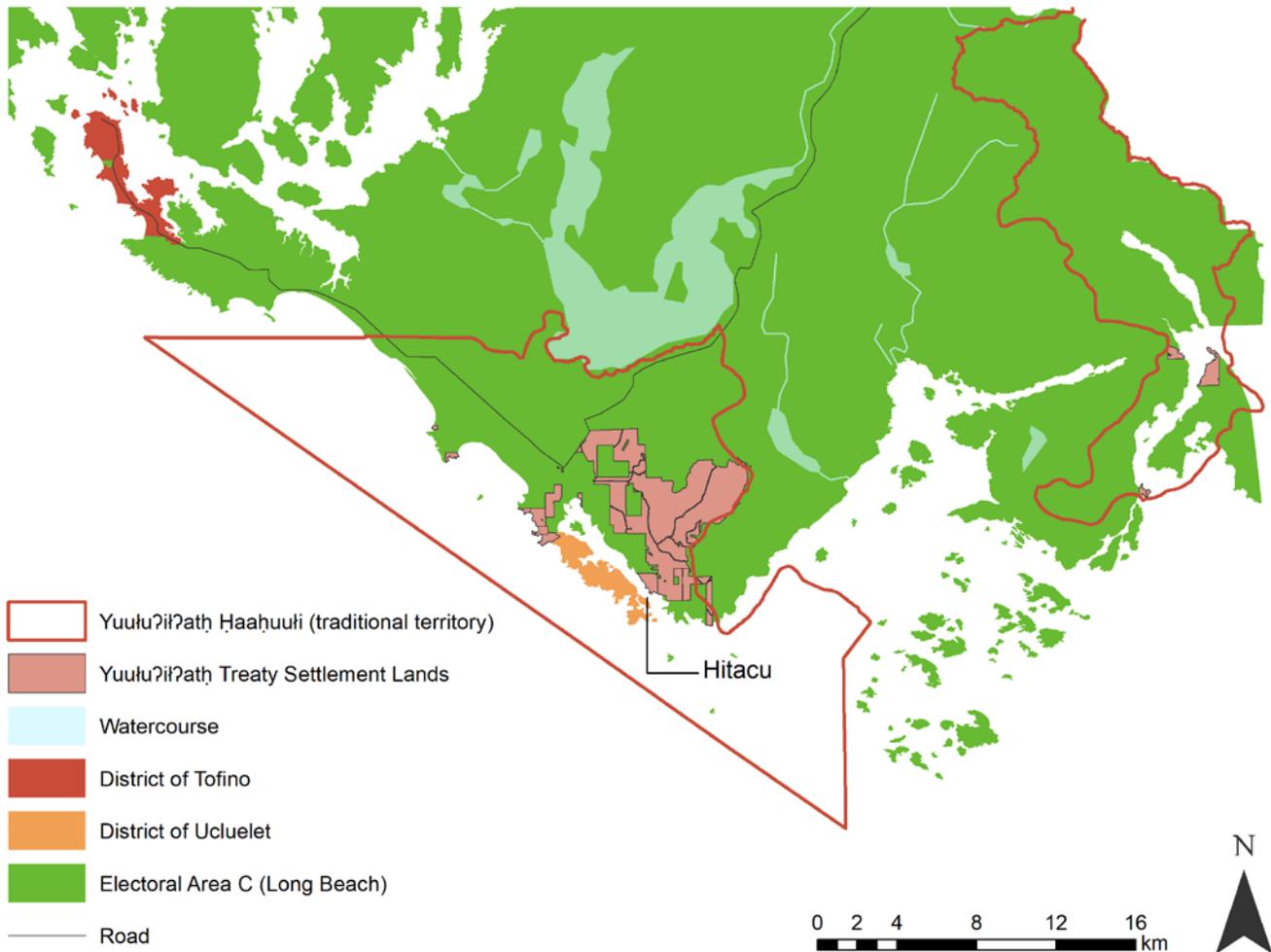
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2 Community Findings

2.1 STUDY AREA

This report’s scope is centred on the Yuuluʔiʔaṭh Government – Ucluelet First Nation; specifically, the Village of Hitacu. Consequently, all data will refer to said community except for some sections that directly compare trends to the West Coast Region and Alberni–Clayoquot Regional District. A map of Yuuluʔiʔaṭh lands, as they relate to the other West Coast Region communities, is provided below.

Figure 2.1a: Map of Yuuluʔiʔaṭh Lands & Surrounding West Coast Region



Source: BC Geowarehouse, Statistics Canada

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2.2 DATA SUMMARY¹

Population

The total Yuuluʔiiʔath population is approximately 700 persons. Of these Citizens, approximately 60% do not live on Nation lands. The Village of Hitacu grew 55% between 2006 and 2016, with noticeable percent growth among most cohorts.

Projections anticipate that the total population in 2026 may be 5% higher than in 2016 (2,025 to 2,135); however, most of the growth may occur between 2016 and 2021 and may stagnate from 2021 to 2026. An increasing number of Elders and Citizens over the age of 65 is expected to be the major driver of growth.

Projections suggest that Hitacu's population may continue to rise, but at a slower pace than in the past. Anticipated growth from 2016 to 2026 may reach 17% (295 to 345 people).

Economy and Income

Hitacu has a 69.8% labour participation rate. Total renting residents in the labour force jumped 300% over ten years (20 to 80). Total owner residents in the labour force shrank 7% (70 to 65). The renter participation rate increased 9.5 points over the decade, reaching 76.2% versus 63.6% for owners.

The three largest industries based on employment in Hitacu include manufacturing, accommodation and food services, and agriculture, forestry, fishing, and hunting.

Overall, Hitacu's median before-tax household income in 2015 was about \$52,700. Owner households earned about \$53,100, while renter households earned about \$55,000.

Housing Inventory & Construction

Over the last decade, Yuuluʔiiʔath Government began building about 1 dwelling unit annually. Construction has occurred in spurts, with 7 single family dwellings added to the housing stock in 2015, followed by 3 multi-family units in 2017, and 1 manufactured dwelling unit in 2020. In 2016, Statistics Canada reported that Hitacu had 86 total homes occupied by a permanent or usual resident, up 42% from 2006.

The vast majority of dwellings in Hitacu are single-detached homes. Semi-detached/rowhouse dwellings and mobile homes both made up about 12% of the inventory in 2016. The greatest volume of construction occurred in the 1980s and 2000s, reaching about 25 units in each period and equating to 29% of the total housing stock.

Market Rental Housing Availability & Cost

Primary market data for Tofino and Ucluelet (there is limited rental market data pertaining to Yuuluʔiiʔath Citizens) indicates that overall rent prices in the region have grown. This trend of growth by unit size, indicates that rents for 1-bedroom may have increased 20%, 2-bedrooms 39%, and 3+ bedrooms 59% since 2012. This means decreased affordability within the local rental market, including for Yuuluʔiiʔath Citizens who may wish to live outside of Hitacu but still in the West Coast Region.

¹ Note: When collecting information from secondary sources (like Statistics Canada), Yuuluʔiiʔath Government – Ucluelet First Nation data is only available for the Village of Hitacu. Consequently, all data within this report comes specifically from the Village.

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Market Ownership Housing Availability & Cost

BC Assessment sales data is unavailable for Yuuluʔiiʔath; thus, its local sale volumes and prices cannot be expressed. However, sales activity in nearby communities Tofino and Ucluelet indicate sales have been on the rise, with the highest year of real estate activity occurring in 2016 with 133 home sales, followed by 110 transactions in 2020.

As activity has been on the rise, so have home prices – appreciating 82% since 2011 (in 2020 dollars). This suggests that the demand for housing in the West Coast Region is increasing.

Housing Need

The most recent data available on Core Housing Need (i.e. overcrowding, substandard conditions, and affordability relative to income) is from the 2016 Census and reflects the Indigenous population of the ACRD. It does not specifically reflect only Citizens of Yuuluʔiiʔath.

In 2016, 39% of Indigenous households in ACRD lived in a home that put them outside of their financial means (52% of renters and 18% of owner households). Due to affordability challenges, renter households were far more likely to live in overcrowded situations (15%, compared to 3% of owner households). Property condition was also an issue in the census data, affecting 12% (8% of owners, 15% of renters) of all Indigenous households in ACRD.

With that in mind, as of 2016, about 45% of all Indigenous renter households in ACRD and 5% of owner households were in Core Housing Need. 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.

Changes in Regional Affordability

Estimates suggest that, over the first half of the last decade (2010–2015), the median West Coast Region (both Indigenous and non-Indigenous) household income could not generally afford the median home price offered on the market; however, the gap between the two prices did not vary greatly, suggesting that real estate market conditions remained relatively stable.

By 2016, the affordable cost and actual (median) cost of a home looked to have hit a near equilibrium. This would not last, as the difference between the two began to expand until it hit its greatest disparity in 2020, an estimated \$357,000 difference. In 2020, the median income earning first-time home buyer could afford less than 50% of the median home price.

With lower median incomes among Indigenous households in the ACRD (\$38,810 in 2015), the difficulty to achieve market ownership within the West Coast Region is even greater.

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2.3 ENGAGEMENT SUMMARY

The following key themes emerged throughout the engagement process. Quotes and themes in this section are from all Yuuluʔiifʔath Citizens who participated in the engagement process and are not exclusive to residents of Hitacu. For a full breakdown of these engagements, see the Engagement Summary Appendix of this report.

Housing Stock and Condition

Key informants and focus group participants emphasized that there is a significant and growing demand from Yuuluʔiifʔath Citizens for affordable housing on Nation lands, with wait lists rarely below 30 people. Interviewees noted a rising interest in moving back to Treaty Settlement Lands, with young families 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.

Key informants and Government representatives that participated in the engagement process recognize that current housing on lands is not able to meet increased demand from Citizens but unlike other communities in the study region, housing costs on lands are typically affordable for most Citizens. Quantity and condition are the most pressing housing issues, with many reporting substandard housing, overcrowded conditions, and demand that is continuously outpacing supply. New housing stock, in a variety of unit configurations, will be critical for meeting the needs of Citizens. This is likely to include single-detached along with medium-density options like duplexes, triplexes and even small apartment buildings for smaller families and single individuals.

“Huge problem with both quantity and quality. Many of the units transferred to us through treaty agreement were absolutely substandard.”

“I would replace unlivable houses that are being lived in. And I want to see the housing list cut down to nothing. The reality is that only 20 units would support half our community.”

Though current housing costs on lands are typically affordable for most Citizens, the cost of living on Yuuluʔiifʔath lands is higher than in other communities due to transportation and heating costs associated with living in a more remote location. In addition to needing to travel greater distances to access amenities, interviewees remarked that most people living on lands require a reliable vehicle with good tires, as the roads can be challenging and cell service is not reliable. Without access to public transit, this narrows Citizens’ transportation choices to more costly and less fuel-efficient vehicles, and further increases their monthly transportation costs.

“Ongoing issues include overcrowding, homelessness (e.g. couch-surfing), people living in fifth wheel/ RV campers that are in poor condition, several condemned units. As well, the cost of living is affecting the ability of some renters to pay their rent.”

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Development Challenges

Interviewees highlighted servicing pressures, financing challenges, and the high cost of building as significant barriers to delivering new and affordable housing on Yuulu?i?ath lands. Building is exceptionally expensive as Hitacu is located off the highway and quite far from Tofino and Ucluelet, adding a premium to material costs and making skilled labour difficult to contract. The heightened cost of new home construction combined with challenges acquiring funding for infrastructure and Nation managed housing makes meeting the needs of Citizens who are hoping to move back to traditional lands very difficult. For already existing housing, extensions, renovations, and even minor repairs can be a challenge because of limited contracting options and difficulties securing construction loans.

“Financing is also an obstacle for people who do own homes in the community. Trying to get a loan to finance renovations is extremely difficult.”

“We recently signed a contract for an infrastructure project manager. These projects are becoming too much for our managers and we need to bring in external support.”

If a Citizen wished to purchase a lot and build their own home or refinance to make repairs, financing restrictions require Nations to back individual mortgages. This was noted as a key obstacle to developing more housing.

Housing and Economic Development are Interrelated

April 2021 marked ten years since the Maa-nulth First Nations Final Agreement came into effect, which saw Yuulu?i?ath Government reclaim authority and traditional leadership to sustain the Nation, preserve its culture, and secure the future of the Yuulu?i?ath people. In the intervening years, Yuulu?i?ath Government has steadily grown, with more and more Citizens interested in moving back to Treaty Settlement Lands. However, many Citizens indicated that they are unable to move back due to either lack of housing or lack of employment opportunities. Yuulu?i?ath Government staff have been laying the groundwork to address the policy and infrastructure gaps to assist in the delivery and operation of new housing, but study respondents highlighted that more employment opportunities close to home is equally important to ensure that the community continues to grow and progress towards meeting all Citizens’ needs.

“Housing and employment really need to go hand in hand.”

Nation Capacity

Study participants identified the internal capacity of the Nation administration as a critical constraint to developing more housing on Treaty Settlement Lands. Though a clear priority for Yuulu?i?ath Government, staff ability to maintain current government functions while expanding housing development is a challenge. The ability to hire additional staff with the technical expertise to plan and oversee the delivery of additional homes for Yuulu?i?ath Citizens will be key to positioning the Nation for success in tackling deepening housing need in the community. Many survey respondents highlighted concerns around the operational responsibilities of managing and maintaining existing Nation units, including financial management and tracking.

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“We never got our hvac working, it hasn’t been checked in years. Our windows are all single pane. Poor poor ventilation. Always cold, can feel wind through the windows. Our wood stove smokes at times. When we need repairs it takes forever to be heard ”

“Ucluelet First Nation does not do any basic housing maintenance on rentals. Gutters, windows, appliances, wind, mold, etc...”

Yuuluʔiʔaṯ is Well-Positioned to Contribute to Regional Collaboration

Though new housing will always be difficult to develop, across the West Coast Region many partners are interested in collaborative affordable housing solutions. Yuuluʔiʔaṯ can partner with other governments and organizations to develop land assets in ways that meet the housing needs of Citizens, grow the Yuuluʔiʔaṯ economy, and help others address their housing needs as well. There was significant interest from all stakeholders in learning about regional initiatives and participating where appropriate. As a key land holder in the West Coast, Yuuluʔiʔaṯ can be a critical partner in regional initiatives.

“We each have something we could contribute together. There is an opportunity for collaboration that benefits all communities.”

“We’re in a very interesting place in the history of our community. We are the founding mothers and fathers of our new Nation. We’re setting out the building blocks and housing is going to be one of the keystone pieces.”

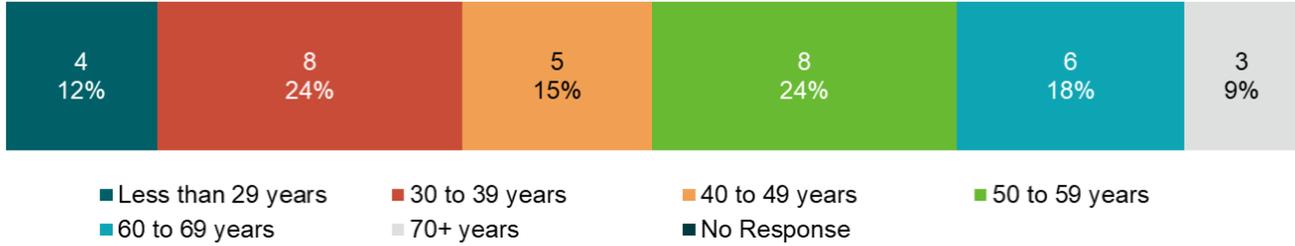
Community Survey Results

In total, the survey received 34 responses from Yuuluʔiʔaṯ Citizens living both on and off traditional lands. The following graphs breakdown responses by key topics collected as part of the survey.

- More than half of respondents (51%) were under the age of 50.
- Three-quarters (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 indicated it didn’t (41%). An additional 15% were unsure.

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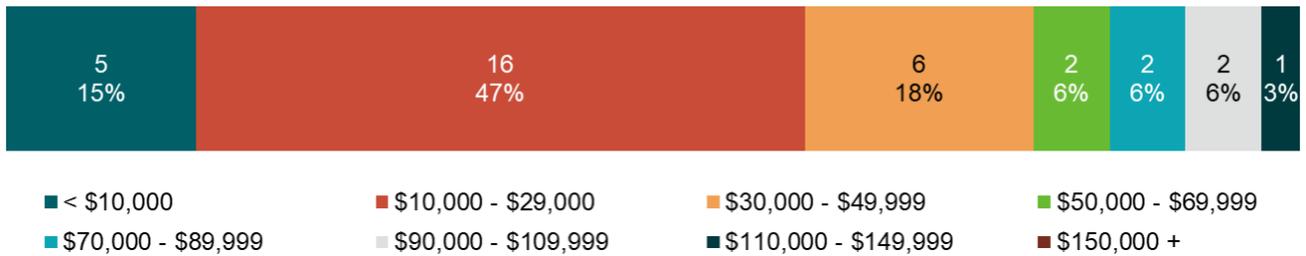
Response by Age



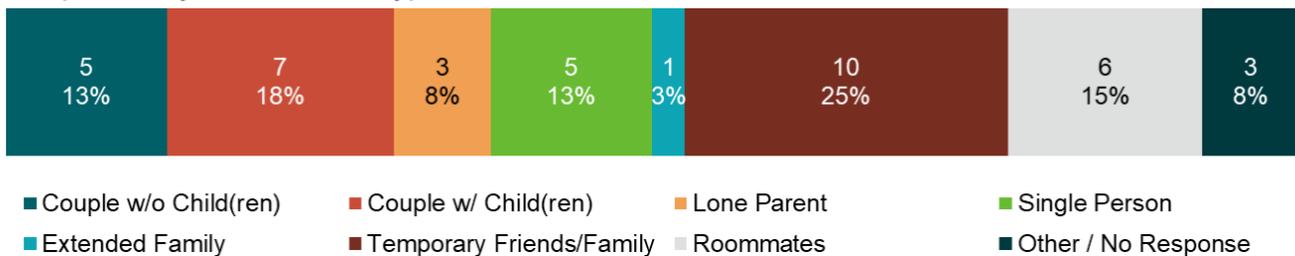
Response by Gender



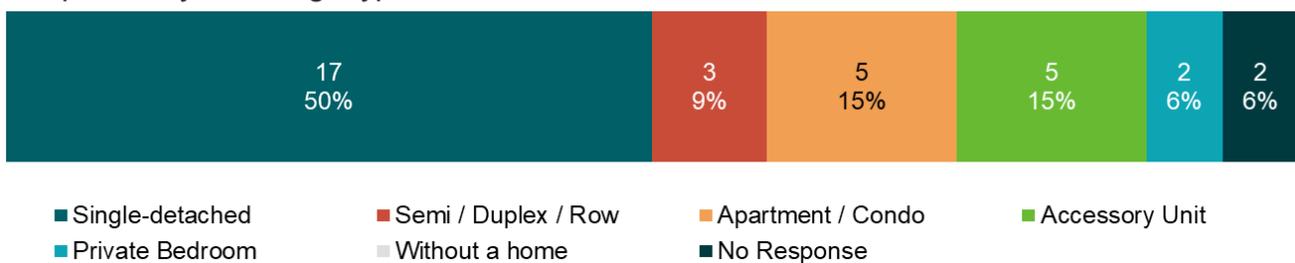
Response by Income



Response by Household Type



Response by Dwelling Type



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Response by Housing Cost



Response by Housing Meets Need



2.4 KEY RECOMMENDATIONS

The following key recommendations emerged through the Housing Needs Report process. They respond directly to the findings identified in the Report and attempt to recognize the ability and limitations of Yuulu?i?ath Government's scope and policy approaches. Yuulu?i?ath Government is already supporting some of these recommendations and should continue to monitor progress moving forward. Key recommendations from this study are:

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

Expand Housing Portfolio to Enable Citizens to Return to Treaty Settlement Lands

Additional housing options will enable Citizens to return to Treaty Settlement Lands. Many who participated in the engagement process indicated that a single-detached home, on lands, was their preferred housing option, but most indicated a willingness to consider attached housing, provided it had enough rooms for their family. Many multi-generational families are still best served by a single-detached home, but younger families and single Citizens are also looking for options. A diverse housing portfolio for Yuulu?i?ath Government should include investments in single-detached homes, attached homes like duplexes and triplexes, and smaller, apartment-style dwellings.

Because serviced land is at a premium, the most efficient way of housing the most families is likely though a combination of increased density options and larger family options. When considering large economic development opportunities, use the opportunity to build housing and potentially mix commercial, tourist, and

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residential uses. Economic development areas are also more appropriate sites for denser housing uses to enable easy commuting and cheaper rent structures. Higher-density units are often most appropriate for Elders as well.

Elders typically need more at home care options and smaller housing units that are easier to maintain. Elders are also more likely to be living with a disability or an activity limitation than other age groups, and may have to pay for all household expenses on a fixed income. Many who participated in the study indicated smaller, ground-oriented units that enable more communal living would be ideal. Though most of the current housing demand is from young families, Elders' housing will continue to be an important consideration and that proportion of the population is expected to grow.

In addition to investments in housing on Treaty Settlement Lands, opportunities for investment in housing in Tofino, Ucluelet, or Area C may also become available through regional initiatives. In the absence of significant external funding for new development on Treaty Settlement Lands, increasing the Nation's rental options in those communities may present a viable path to reducing short-term need and expanding long-term assets.



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Continue to Build Internal Housing Capacity

Many Nations struggle to manage all the functions of government while expanding housing development and managing an entire community's housing portfolio. Yuuluʔiʔath Government staff identified this as a critical housing challenge. Staff not only have to develop and administer new units but are also both a government representative and a landlord. In a small community, it can be very difficult to collect rent, serve eviction notices, and prioritize repairs while maintaining kinship with your neighbours and fellow Citizens.

Yuuluʔiʔath Government should consider hiring additional staff who are dedicated to navigating the housing development and/or operations environment or potentially work with a non-profit housing consultant who specializes in Indigenous housing management to build internal capacity. Strategic decision-making around outsourcing certain aspects of housing to a partner agency may increase Government capacity to address critical economic development and infrastructure issues.

Continue to Monitor Housing Needs

This study provides Yuuluʔiʔath Government with a reasonable baseline measure of housing needs across the Nation. However, available data is far from perfect, and required indicators for this study are not necessarily the best mechanism to track internal needs. The data within this report can form the basis of a conversation around need with funders and can help prioritize housing interventions, but it can also be improved. Much of the data in this report is from 2016, when the last census was conducted. It is recommended that Yuuluʔiʔath Government conduct this study again following the release of new Statistics Canada data from the 2021 Census, likely in 2023, and continue to monitor housing need as it grows and changes across the Nation.

Deepen Housing Partnerships and Participate in Regional Initiatives

Partnership with other West Coast communities emerged as the most compelling potential housing interventions for Yuuluʔiʔath Government. Partnership and advocacy is an ongoing, and often unsung aspect of addressing affordable and appropriate housing. Government resources are limited, and Province and Federal government funding can be difficult to attract. Yuuluʔiʔath Government and its municipal, regional, and Indigenous government partners play a key role in building awareness of need and context-appropriate solutions, and can continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives.

Yuuluʔiʔath Government should continue to support and actively participate in any regional housing working groups that emerge from this study. Where appropriate, consider working with municipalities, regional governments, and other Indigenous governments to identify opportunities for resource sharing, site identification, and other land use planning activities. Yuuluʔiʔath Government is unique in that it has a potential land base for new economic and housing development, whereas other communities do not. The most appropriate way to leverage that asset may be to collaboratively develop housing options that serve the entire region in addition to Yuuluʔiʔath Citizens.

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2.5 EXISTING POLICY ENVIRONMENT

Yuuluʔiiʔath Government Official Community Plan

As a self-governing Nation, Yuuluʔiiʔath Government’s jurisdiction extends over nearly 5,500 hectares of Treaty Settlement Lands surrounding Hitacu, as well as territory north of Ucluelet, in the Effingham Inlet, and along the Nahmint River.

Through their 2013 Official Community Plan (OCP), Yuuluʔiiʔath agrees as a community on 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.

Some policies and goals pertaining to housing laid out in the OCP are in the following table. Note that these are few specific examples of local housing policies and do not represent the entirety of the housing discussion within the OCP.

Section	Goal / Objective	Policy
Home & Community Lands	Goal 2	Support a variety of residential types - from single dwelling units to multi-unit housing for Elders and youth, and with a wider range of options for people living on their own or with different generations of family members.
Home & Community Lands	Goal 3	Meet residential build out for the next five to ten years on these lands.
Home & Community Lands	Objective 10	Improving the range of housing types is the first action that will be taken on these lands: we will construct new forms of housing that provide options for Elders who are no longer interested in living, in a single-family home and also investigate options for housing youth who are just starting out (bachelor pads). New housing for persons of any age living on their own shall be investigated.
Home & Community Lands	Objective 11	The consideration of new housing shall also consider issues around affordability, the need for rental housing, and special needs housing.
Home & Community Lands	Objective 14	Individual households are encouraged to maintain high standards in upgrading and upkeep of housing.
Comprehensive Development Area Objective	Objective 16	Ensure that any plans for development of the Waterfront Resort lands consider the preservation of areas for community member housing: this area has historic value as a gathering place and meeting space, and this use must be retained in the future.

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3 Demography

3.1 POPULATION

Historical Population

Canada's residents are aging. Many are entering their retirement years, generally unmatched by growth in young people due to declining birth rates (often resulting in shrinking youth cohorts). This is especially widespread within rural communities and small municipalities.

Yuulu?il?ath Government – Ucluelet First Nation, specifically the Village of Hitacu, deviates slightly from the isolated growth among senior cohorts. Instead of a shrinking youth and young adult segment, Hitacu demonstrates general population growth (albeit at a slower pace than for older person totals).

Figure 3.1a highlights the total population for the Village of Hitacu in 2016 by age cohort, the proportion of each age cohort compared to the total population, and the percent change in population from 2006 to 2016. The figure provides the same information for the West Coast Region overall for comparison.

Readers may notice that the figure's numbers differ from than those posted on the Statistics Canada website; adjustments have been made to Statistics Canada data to reflect Census undercounting, thereby more closely resembling annual population estimates.

Figure 3.1a: Total Population & Age Cohorts '16 and Percent Change '06-'16

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	815	575	2,000	1,260	510	30	5,190
	Proportion	16%	11%	39%	24%	10%	1%	100%
	%Δ '06-'16	23%	-3%	37%	10%	89%	20%	25%
Hitacu	Population	55	55	70	95	20	0	295
	Proportion	19%	19%	24%	32%	7%	0%	100%
	%Δ '06-'16	22%	57%	40%	111%	100%	-100%	55%

Source: derived from BC Statistics and Statistics Canada

From 2006 to 2016, Hitacu's population jumped 55% (190 to 295), with noticeable percent growth across most cohorts. Particularly, total youth and young adults (0 to 24) increased from 80 to 110 (38%) over the decade.

Total middle-aged adults (45 to 64 years old) grew 111% (45 to 95), followed by 100% increase (10 to 20) of seniors aged 65 to 84.

For communities with small population totals, like the Village of Hitacu, it is difficult to accurately depict the actual distribution of residents across age groups. This is primarily due to Statistics Canada's random rounding practices, which creates greater margins of error the smaller the population gets. For instance, Statistics Canada reports 0 people aged 85+ in 2016; however, the actual number may be anywhere between 0 to 10.

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Yuuluʔiʔaṯ Citizens

Indigenous and Northern Affairs Canada (INAC) provides annual registered population totals for First Nations in Canada. Included are Citizens living on and off Yuuluʔiʔaṯ Treaty Settlement Lands, summarized for 2016 through 2021 (2020 was not available) in Figure 3.1b.

INAC data indicates that the total registered Yuuluʔiʔaṯ population increased 1% between 2016 and 2021, with minor shifts for both Citizens living both on and off Treaty Settlement Lands. In 2021, Yuuluʔiʔaṯ’s registered population was 674 Citizens, of which 446 (66%) lived outside of the Village of Hitacu.

Figure 3.1b: Recent Historical Registered Yuuluʔiʔaṯ Citizens, On & Off Treaty Settlement Lands

	2016	2017	2018	2019	2020	2021
Total	666	676	677	667		674
On Yuuluʔiʔaṯ Lands	223	227	225	222		228
Off Yuuluʔiʔaṯ Lands	443	449	452	445		446

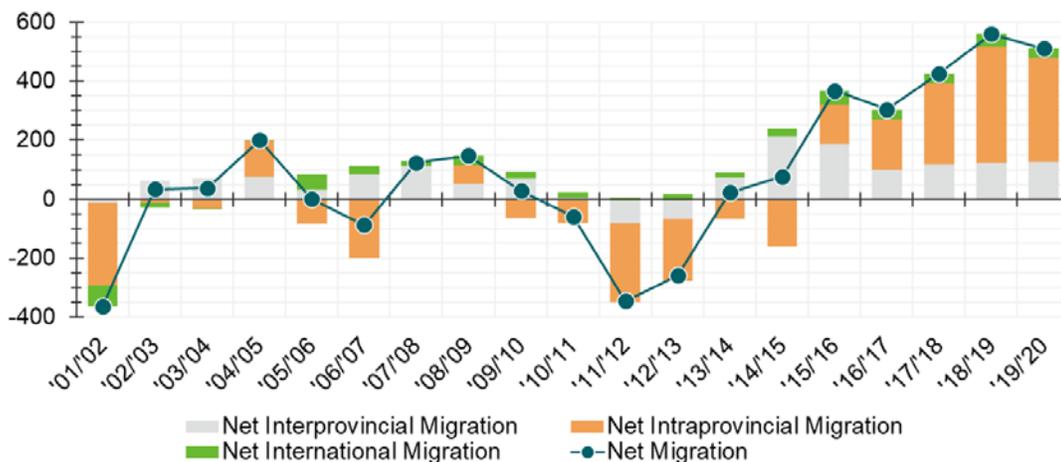
Source: Indigenous and Northern Affairs Canada

Although the 2016 INAC total demonstrates that 223 people lived on Yuuluʔiʔaṯ Treaty Settlement Lands, this does not account for the non-registered population. Hence, the total population reported for the Village of Hitacu is larger.

Historical Migration (Regional District)

Statistics Canada reports on historical components of demographic growth, which refers to the in- and out-migration of people, whether within Canada’s or British Columbia’s borders, or between countries. Figure 3.1c summarizes these components, whose detail is only available for geographies as small as a Census Division (i.e. regional districts). Consequently, the vertical bars represent the cumulative impact of these in- and out-flows on the Alberni-Clayoquot Regional District (ACRD), while the dotted line indicates the net change in ACRD population from migration during a given year. Readers can find definitions of each term below in the Glossary section.

Figure 3.1c: ACRD, Net Migration of People



Source: Statistics Canada

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Over the last two decades, the ACRD fluctuated between negative and positive net annual migration. Overall, the ACRD welcomed about 1,740 more people than it lost over the last two decades (or about 30 between 2006 and 2016). Substantial gains occurred within the last half decade, attracting nearly 2,170 people since 2015/2016.

Although detailed migration data is unavailable at the municipal level, it is reasonable to anticipate that some of these trends could influence Hitacu. Especially the elevated rates of in-migration as people/households appear to be choosing the small-town coastal lifestyle in Tofino and Ucluelet, which could spillover to the First Nations people returning to their traditional territory.

Persons with Disabilities (British Columbia)

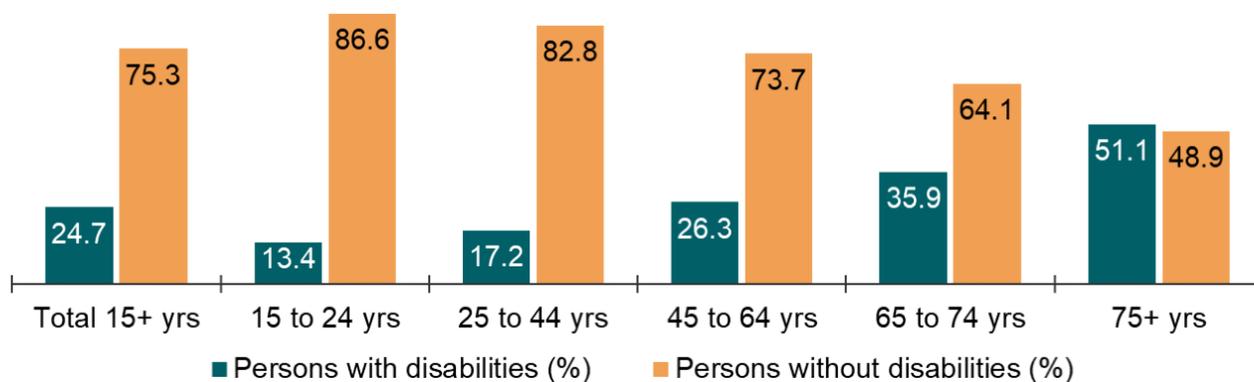
Statistics Canada released its 2017 Canadian Survey on Disability in 2019. This report, and its dataset, offers national and provincial insights into the prevalence of disability across Canada, including the type and severity of a disability, as well as the economic circumstances for persons with one or more disabilities. Unfortunately, data representing more granular geographies like Hitacu are not available, meaning discussions must remain at the provincial level.

The 2017 survey classifies a disability as falling within one of eleven categories: pain, flexibility, mobility, mental health, seeing, hearing, dexterity, learning, memory, developmental, or unknown. Most Canadians with a disability had more than one type. Of the 6.2 million Canadians with disabilities aged 15 years and over:

- 29% had one type;
- 38% had two or three; and
- 33% had four or more.

In 2017, 926,100 British Columbians aged 15 years old or older reported having at least one disability, or about 25% of all residents in that age cohort. If the same proportion applied to Hitacu, that would mean about 60 residents could be living with a disability.

Figure 3.1d: % of Population w/ 1+ Disability by Age Cohort, British Columbia, 2017



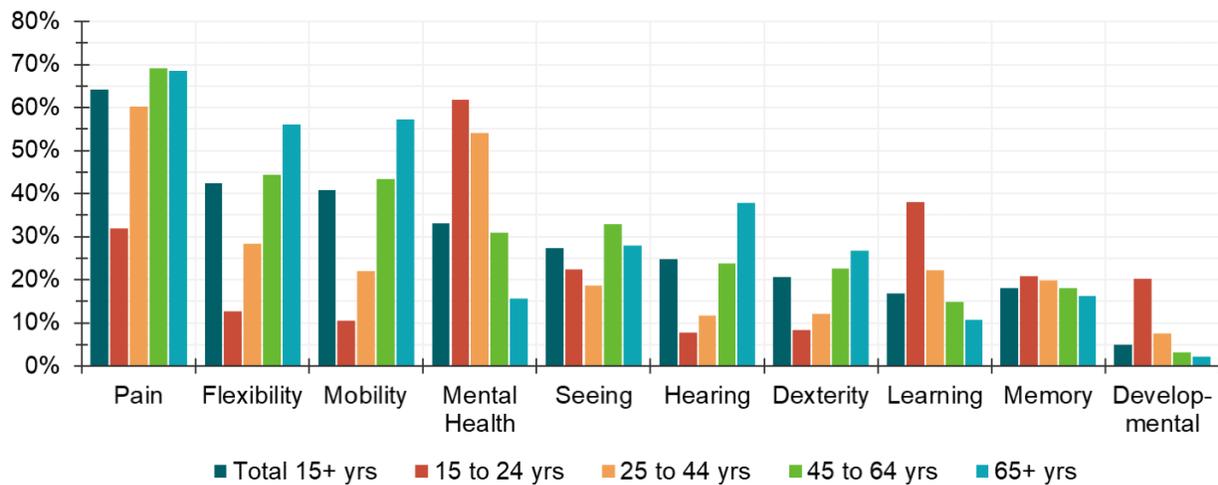
Source: Canadian Survey on Disability 2017

WEST COAST HOUSING NEED AND DEMAND STUDY

As residents age, the prevalence of disability increases. Statistics Canada reported that 42% of persons aged 65 or older had a disability. The rate of disability rises almost 10 points for those 75 or older. This increased prevalence among older cohorts is particularly important as said cohorts have historically and will continue to represent greater proportions of the overall population.

Overall, pain, flexibility, and mobility are the most prevalent types of disabilities (64%, 42%, and 41% of people experience either type, respectively). All three are most prevalent in older age.

Figure 3.1e: % of Disabled Persons w/ Specific Disability Type by Age, British Columbia, 2017



Source: Canadian Survey on Disability 2017

Mental health is next most prevalent (33%), with significantly higher prevalence among young adults. About 62% of people 15 to 24 years of age reported having mental health difficulties. The prevalence decreases across older cohorts.

The prevalence of disability highlights the importance of appropriate, accessible housing. In many cases, a dwelling’s condition/layout does not match the needs of moderate to severe disabilities, impacting an individual and/or a household’s quality of life.

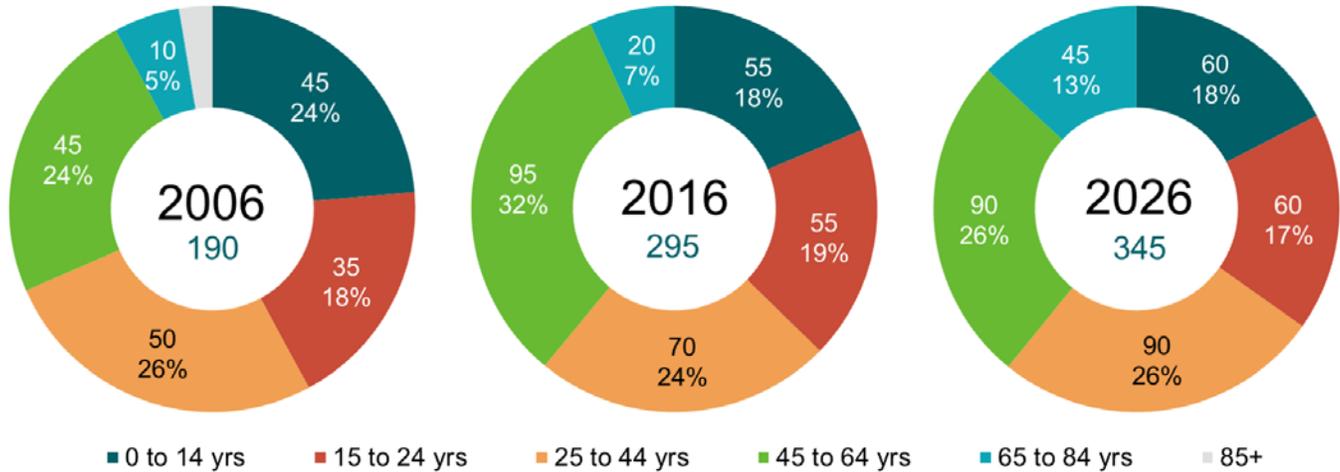
Anticipated Population on Yuulu?i?ath Treaty Settlement Lands

Population projections utilize what is known as the “Shift Share” method to anticipate population growth within each 5-year age cohort. The model considers the historical population change of the community (measured as a proportion of the West Coast’s population) and adjusts this change using BC Statistics’ West Coast Community Health Service Area (CHSA) projections.

Figure 3.1f illustrates the historical and anticipated numerical changes to Hitacu population in 2006, 2016, and 2026. Figure 3.1g indicates what percent change each cohort group could expect to experience from 2016 to 2026. Results are limited to 2026 to reflect both the requirements set by BC Housing Needs legislation and the fact that projection results become increasingly inaccurate over longer periods.

WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 3.1f: Hitacu, Historical & Anticipated Population Distribution



Source: derived from Statistics Canada

Projections suggest that Hitacu’s population may continue to rise, but at a slower pace than in the past. Anticipated growth from 2016 to 2026 may reach 17% (295 to 345 people). The slower rise in population is predominantly due to youth projections that consider the historical growth of both Hitacu and West Coast CHSA as a whole.

Between 2016 and 2026, greatest percent growth may occur for those 65 to 84 years old, potentially rising 120% (20 to 45 people). Total non-senior residents should continue to increase, except for older working age adults (45 to 64 years old) as a reflection of CHSA trends.

Projections continue to demonstrate that no residents exist within the 85+ age cohort. It is likely that this will not be the case into the future; however, projection calculations use historical data. When projecting from 0, results also become 0 unless adjusted arbitrarily.

Figure 3.1g: Total Population & Age Cohorts '26 and Percent Change '16-'26

		0 to 14	15 to 24	25 to 44	45 to 64	65 to 84	85+	Total
West Coast	Population	925	615	2,770	1,080	1,125	100	6,615
	Proportion	14%	9%	42%	16%	17%	2%	100%
	%Δ '16-'26	13%	7%	39%	-14%	121%	233%	27%
Hitacu	Population	60	60	90	90	45	0	345
	Proportion	17%	17%	26%	26%	13%	0%	100%
	%Δ '16-'26	9%	9%	29%	-5%	125%	n.a.	17%

Source: derived from Statistics Canada

WEST COAST HOUSING NEED AND DEMAND STUDY

It is important to note that, like any projection method, the Shift Share is imperfect. Using West Coast CHSA level projections as a means for calculating local outcomes does result in outputs that are influenced by high level trends that may over- or under-estimate the local reality. Nevertheless, using the West Coast CHSA as a reference geography provides a buffer for local projections, avoiding spiralling trends that could occur without consideration of external influence.

Lastly, projecting anticipated population for a small population may be subject to significant swings in the data because small numerical increases may still generate large percent changes.

Anticipated Total Registered Population

The Yuuluʔiiʔath Official Community Plan from 2013 proposed four scenarios of total population growth: 0.5%, 1.0%, 1.5%, or 2.0% annually. The base year used was 2012, the most recent year of data available from Indigenous and Northern Affairs Canada (INAC). In that year, there were 633 Yuuluʔiiʔath Citizens.

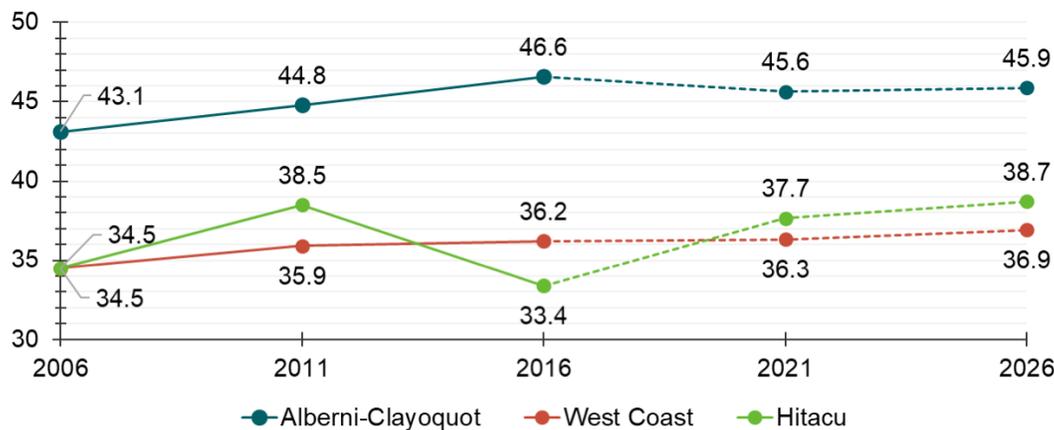
In September 2021, INAC released updated First Nation population data, indicating that the total Yuuluʔiiʔath population may have reached 674 people at that time. This suggests growth was about 0.7% annually. If continuing at this pace, there may be about 698 Citizens by 2026.

Median Age

The West Coast Region is generally younger than the ACRD, with Hitacu as no exception in 2016 with a median age of 33.4 years old.

Prior to 2016, the median age had demonstrated an upward trajectory, but fell as of the last Census. The drop from 38.5 to 33.4 years of age is attributed to the expansion of Hitacu’s youth and young adult cohorts.

Figure 3.1h: Historical & Anticipated Median Age by Community



Source: derived from Statistics Canada

Although total non-senior cohorts should continue their expansion, so too will total seniors. Enough so that projections anticipate a return to a median of about 38.7 years old by 2026.

WEST COAST HOUSING NEED AND DEMAND STUDY

3.2 HOUSEHOLD CHARACTERISTICS

Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. One household could be a family with children, a family without children, a single person, or roommates. A household is the highest-level descriptor of many unique living situations.

This report often categorizes households by their “primary household maintainer” age cohorts. A household maintainer refers to whether or not a person residing in the household is responsible for paying all or the majority of the rent, the mortgage, the taxes, the electricity, or other services and utilities. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.

Historical Households

Total households, and the age distribution of household maintainers, is mostly a function of changes occurring in the population. Many factors come in to play for the makeup of households, like moving across community boundaries, changes in preferences, or new financial circumstances. Like the earlier section, an aging population is at the core of most trends.

Figure 3.2a shows the totals and distributions of these cohorts in each community and includes their decade percent change. Results come from Statistics Canada Census data. Unlike population sections, household data is not adjusted for undercounting.

Figure 3.2a: Total Households & Maintainer Cohorts '16 and Percent Change '06-'16

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	70	370	485	300	345	255	85	1,905
	Proportion	4%	19%	25%	16%	18%	13%	4%	100%
	%Δ '06-'16	8%	14%	20%	-27%	44%	104%	42%	16%
Hitacu	Households	10	0	10	25	25	10	10	85
	Proportion	12%	0%	12%	29%	29%	12%	12%	100%
	%Δ '06-'16	n.a.	-100%	-50%	25%	150%	n.a.	n.a.	42%

Source: derived from Statistics Canada

In 2016, Hitacu had 42% more households than it did a decade prior (60 to 85). The pace of total household growth was slower than that of population (42% versus 55%). Slower household growth suggests that there has been an increase in the average household size, often related to greater instances of couples, children, and larger non-census families. See the Household Type section for a discussion of these trends.

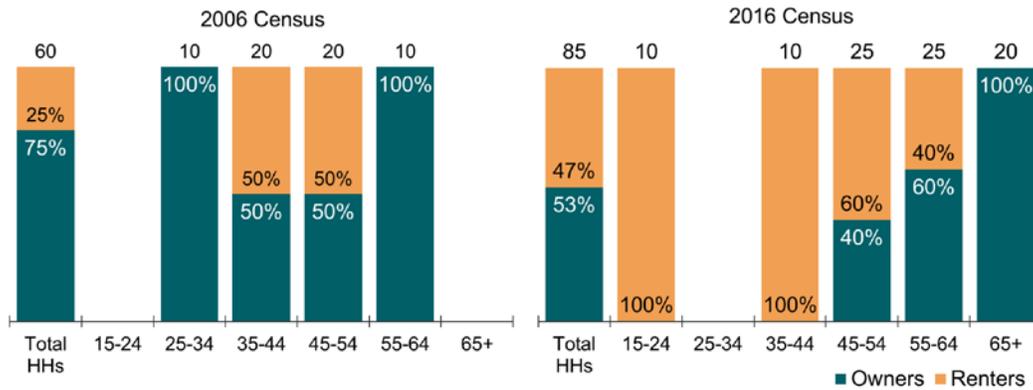
As mentioned, small totals can greatly impact how Statistics Canada reports their data. For Hitacu specifically, those maintainer age cohorts that suggest 0 households exist likely do not reflect the actual situation.

WEST COAST HOUSING NEED AND DEMAND STUDY

Household Tenure

From 2006 to 2016, Hitacu expanded its share of renter households, from 25% to 47%. The growth does not come at the expense of owner-occupied housing; owner households simply did not change over the decade, while renter-occupied housing grew 167% (15 to 40 households). The yearly cohort percentages, with total cohort sizes, can be found in Figure 3.2b.

Figure 3.2b: Historical Proportion of Tenure by Maintainer Cohort



Source: Statistics Canada

The following subsections briefly show the composition of these renter households by their household type and household size.

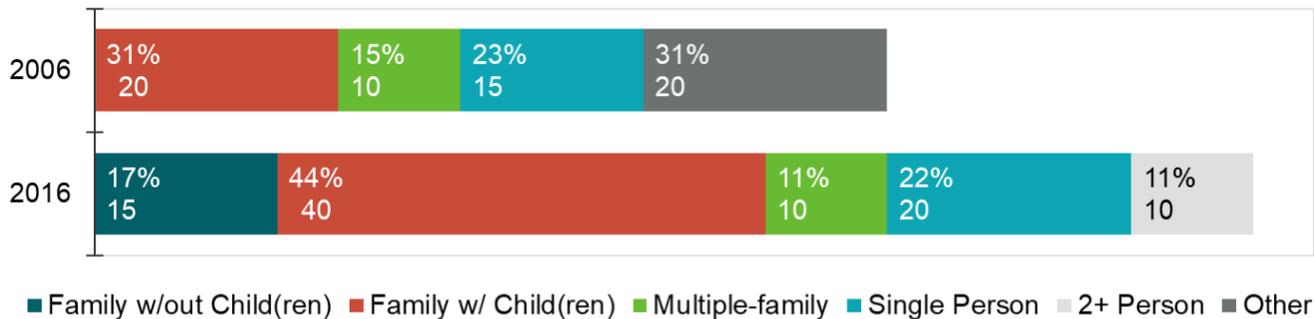


WEST COAST HOUSING NEED AND DEMAND STUDY

Household (Family) Type

Household type refers to the type of “census-family” that occupies a dwelling (see Glossary). Statistics Canada mainly considers the following types: (1) families without children, (2) families with children, (3) multiple families, or (4) non-census families (single or 2+ person households). Please note that families with children also includes lone parents. Figure ## compares the total and distribution of household types in 2006 and 2016 for the Village of Hitacu.

Figure 3.2c: Hitacu, Historical Total & Proportion of Household Type



Source: Statistics Canada

In 2006, Statistics Canada reported no families without children. They likely did exist at the time, but random rounding prevents us from knowing these details.

By 2016, the Census reported that non-children families were now present in the community. Nevertheless, total families with children doubled (20 to 40) over the decade, commanding a higher share of households (31% to 44%). This growth, and the now present 2+ person households and families without children is likely what has led to slower household growth than that of the total population.

The biggest unknown in the data is the “Other” category, which represents the gap of total households and the sum of each individual category. It is possible that smaller household types made up the distribution in 2006, which would make sense given the increase in total households while the total population fell. However, data is insufficient to offer a precise explanation.

Household Size

In 2016, about 42% of Hitacu households were 2 or fewer persons large, up from 38% a decade prior. In the same year, the average household had 3.0 persons. Figure 3.2d illustrates the change in the total and distribution of household sizes between 2006 and 2016.

Over the decade, no household size category shrank, with 1-person, 2-persons, and 5+ persons households marginally increasing.

WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 3.2d: Hitacu, Historical Total & Proportion of Household Size



Source: Statistics Canada

Anticipated Households & Demand on Yuuluʔiiʔath Lands

The household sample size for Hitacu is small. Projection formulas rely on incremental changes, which become difficult when calculating the change between two small numbers. Although small numerically, these absolute changes can lead to massive percent changes which can snowball over time. Initial projection work resulted in a 100% increase in households from 2016 to 2026 (85 to 170), which greatly surpasses historical trends (42%, or 60 to 85). Consequently, no detailed maintainer age cohort projections have been produced for Hitacu.

Rather, if the Village of Hitacu continues at its historical rate, its total households could grow 29% between 2016 and 2026, or another 25 households to 110 total. Twenty-five new households would suggest demand for housing would go up by 25 dwelling units.



WEST COAST HOUSING NEED AND DEMAND STUDY

4 Economy

4.1 EMPLOYMENT

Economic development, and the resulting employment opportunities, is a key contributor to the overall demand and supply of housing within a community. Consequently, it is important to understand what trends may be occurring across the labour force.

Labour Force Statistics

The Glossary section defines participation, employment, and unemployment in regard to summarizing labour force activity.

In 2016, Statistics Canada reported a total labour force (those working or actively seeking work, and who are 15+ years old) in the Village of Hitacu of 150 people, equating to a 69.8% participation rate. In other words, many more people are contributing to the local or broader economy via employment than otherwise.

Hitacu's labour force jumped close to 43% between 2006 and 2016. At the same time, the total people in the non-labour force grew 27%. Canadian communities typically experience greater growth in the non-labour force versus the labour force, largely as a consequence of a rapidly aging/retiring population. For Hitacu, the total labour force's expansion is higher than the non-labour force, demonstrating an expanding worker base.

With anticipated expansion among senior population cohorts, the participation rate may begin a downward trajectory over the near future. However, historical trends and anticipated increases to younger adult populations suggest that any decrease should be limited.

Figure 4.1a: Hitacu, Labour Force Statistics by Sex & Percent Change

	2016			% Change '06-'16		
	Total	Male	Female	Total	Male	Female
Total Pop (15+ yrs old)	220	125	90	37.5%	38.9%	28.6%
In Labour Force	150	85	65	42.9%	41.7%	44.4%
Employed	125	70	60	56.3%	55.6%	100.0%
Unemployed	20	15	10	0.0%	50.0%	-
Not in Labour Force	70	40	30	27.3%	60.0%	0.0%
Participation Rate (%)	69.8	68.0	72.2	+2.1	+1.3	+7.9
Employment Rate (%)	60.5	56.0	66.7	+8.9	+6.0	+23.8
Unemployment Rate (%)	13.3	17.6	15.4	-5.8	+0.9	+15.4

Source: Statistics Canada

WEST COAST HOUSING NEED AND DEMAND STUDY

Total female residents in the labour force grew about 44%, with total males increasing 42%. Female participation has historically been lower than for males, but switched as of 2016 with women exhibiting a 72.2% participation rate versus 68.0% for men.

In 2006, overall unemployment was recorded at 19.1%, dropping 5.8 points over the decade. Readers may notice that the sex disaggregated unemployment rates show higher and increasing rates compared to overall. The discrepancies are due to the rates using randomly rounded numbers as part of their calculations.

Figure 4.1b: Hitacu, Labour Force Statistics by Tenure & Percent Change

	2016			% Change '06-'16		
	Total	Owner	Renter	Total	Owner	Renter
Total Pop (15+ yrs old)	220	110	105	37.5%	-4.3%	250.0%
In Labour Force	150	65	80	42.9%	-7.1%	300.0%
Employed	125	60	70	56.3%	9.1%	366.7%
Unemployed	20	0	15	0.0%	-100%	50.0%
Not in Labour Force	70	45	25	27.3%	-10.0%	150.0%
Participation Rate (%)	69.8	63.6	76.2	+2.1	+2.7	+9.5
Employment Rate (%)	60.5	54.5	61.9	+8.9	+6.7	-4.8
Unemployment Rate (%)	13.3	0.0	18.8	-5.8	-21.4	-31.2

Source: Statistics Canada

Total renting residents in the labour force jumped 300% over ten years (20 to 80). Total owner residents in the labour force shrank 7% (70 to 65). The renter participation rate increased 9.5 points over the decade, reaching 76.2% versus 63.6% for owners.

Industries of Employment

The North American Industry Classification System (NAICS) was developed by North American federal statistical agencies for the standardized collection, analysis, and publication of economic data. Figure 4.1c summarizes the community's distribution of employment across NAICS industries, with a focus on an individual's sex and housing tenure type.

WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 4.1c: Hitacu, NAICS Industry of Employment by Tenure Type & Sex, 2016

NAICS Code	Industry Title	Total People	% Share	By Tenure		By Sex	
				Owners	Renters	Female	Male
31-33	Manufacturing	40	27.6%	38%	63%	25%	75%
72	Accommodation & Food Services	30	20.7%	0%	100%	57%	43%
11	Agriculture, Forestry, & Fishing	20	13.8%	50%	50%	0%	100%
91	Public Administration	10	6.9%	100%	0%	100%	0%
56	Administrative & Support	10	6.9%	100%	0%	50%	50%
44-45	Retail Trade	10	6.9%	0%	100%	50%	50%
62	Health Care & Social Assistance	10	6.9%	100%	0%	n.a.	n.a.
52	Finance & Insurance	10	6.9%	100%	0%	n.a.	n.a.
23	Construction	0	0.0%	n.a.	n.a.	n.a.	n.a.
48-49	Transportation & Warehousing	0	0.0%	n.a.	n.a.	n.a.	n.a.
71	Arts, Entertainment, & Recreation	0	0.0%	n.a.	n.a.	n.a.	n.a.
81	Other Services (excl. Public Admin)	0	0.0%	n.a.	n.a.	n.a.	n.a.
61	Educational Services	0	0.0%	n.a.	n.a.	100%	0%
54	Professional Services	0	0.0%	n.a.	n.a.	n.a.	n.a.
53	Real Estate and Rental & Leasing	0	0.0%	n.a.	n.a.	n.a.	n.a.
41	Wholesale Trade	0	0.0%	n.a.	n.a.	n.a.	n.a.
51	Information & Cultural Industries	0	0.0%	n.a.	n.a.	n.a.	n.a.
21	Resource Extraction	0	0.0%	n.a.	n.a.	n.a.	n.a.
22	Utilities	0	0.0%	n.a.	n.a.	n.a.	n.a.
55	Management of Companies	0	0.0%	n.a.	n.a.	n.a.	n.a.
	Total Industries	145		45%	55%	44%	56%

Source: Statistics Canada

The three largest Hitacu industries based on employment (2016) were:

- (1) Manufacturing – 40 (27.6%);
- (2) Accommodation & Food Services – 30 (20.7%); and
- (3) Agriculture, Forestry, & Fishing – 20 (13.8%).

Although several industries report zeros, it remains possible that people do indeed work within these sectors. Unfortunately, Statistics Canada's random rounding practices limits what information is available.

WEST COAST HOUSING NEED AND DEMAND STUDY

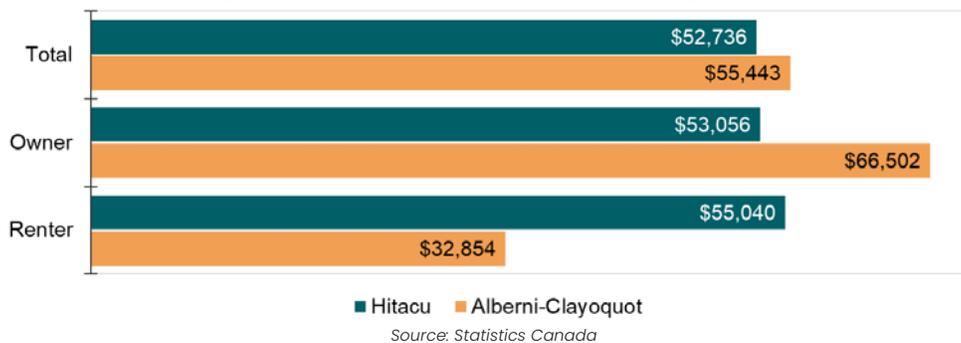
4.2 INCOME

Income data refers to one year prior to a Census. For instance, income from the 2016 Census reflects income from the 2015 tax year. No income data is available as of the 2006 Census (2005 tax year) for the Village of Hitacu.

Overall, Hitacu’s median before-tax household income in 2015 was about \$52,700. Owner households earned about \$53,100, while renter households earned about \$55,000. Again, discrepancies between the disaggregated and overall incomes are due to the smaller household sample size.

The typical relationship is that renter households earn closer to half as much as households living in owner-occupied housing. For instance, a median ACRD renter household earned about \$32,900, or 49% of the median owner household income. Figure 4.2a illustrates how these relationships differ between Hitacu and the ACRD.

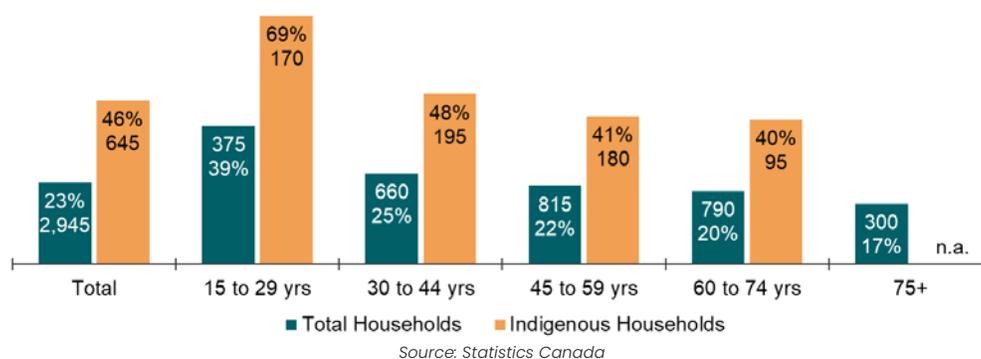
Figure 4.2a: Median Before-Tax HH Income by Tenure



4.3 LOW-INCOME HOUSEHOLDS (ACRD WIDE)

The Low-Income Measure After-Tax (LIM-AT) is a set of thresholds calculated by Statistics Canada that identifies Canadians belonging to a household whose overall incomes are below 50% of median adjusted household income. “Adjusted” refers to the idea that household needs increase as the number of household members increase. Statistics Canada emphasizes that the LIM is not a measure of poverty, but that it identifies those who are substantially worse off than the average.

Figure 4.3a: Total & Indigenous Households (ACRD), LIM-AT Prevalence by Age Cohort, 2015



In 2016, about 46% of Indigenous households in the ACRD (645) were below the LIM-AT threshold. Of those 645, about 170 were young adults (or 26% of the cohort’s total households). About 69% of young adult households were below the LIM-AT.

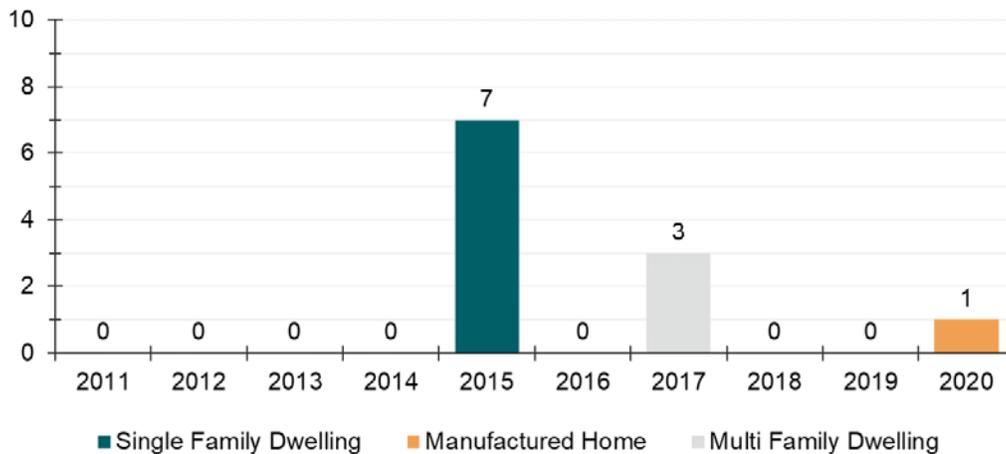
WEST COAST HOUSING NEED AND DEMAND STUDY

5 Housing

5.1 RESIDENTIAL CONSTRUCTION ACTIVITY (STARTS)

Over the last decade, Yuuluʔiiʔath Government has began building about 1 dwelling unit annually. Construction has occurred in spurts, with greatest activity in 2015 with 7 single family dwellings added to the housing stock, followed by 3 multi-family units in 2017, and 1 manufactured dwelling unit in 2020.

Figure 5.1a: Yuuluʔiiʔath Residential Construction Activity (Starts), '11-'20



Source: Local Government

5.2 HOUSING INVENTORY

In 2016, Statistics Canada reported that Hitacu had 86 total homes occupied by a permanent or usual resident (see Glossary), up 42% from 2006. Information is only available for these usual residents and not the 10 additional dwellings reported by Statistics Canada in 2016 that are either recreational and/or not a primary residence.

Some of the terms used by Statistics Canada to describe the types of dwellings within a community’s housing stock may not be familiar to some residents. For instance, local zoning by-laws often refer to three types: single family, two family, or multiple family dwellings. Residents may also be more familiar with property descriptions offered by BC Assessment.

To maintain consistency across this report, we mostly refer to Statistics Canada definitions (unless data sources are not detailed enough to do so). The following table lists these types, the corresponding definition, and how they might be referred to day-to-day.

WEST COAST HOUSING NEED AND DEMAND STUDY

Dwelling Type	Statistics Canada Definition	Common Understanding in BC
Single-detached	A dwelling not attached to any other dwelling or structure. It has open space on all sides, and has no dwellings either above it or below it.	Typically referred to as a “single-family home.”
Semi-detached	One of two dwellings attached side by side (or back-to-back) to each other. It has no dwellings either above it or below it, and the two units together have open space on all sides.	Often captured under the umbrella of “duplex,” which refers to any dwelling that has two units (whether side to side or one above the other). Zoning bylaws often refer to these as “two family dwellings.”
Row house	One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below.	Mostly consistent with Statistics Canada, though zoning bylaws often include them in the definition of “multiple family dwellings.”
Duplex	One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.	Refers to any dwelling that has two units, regardless of whether it is divided vertically or horizontally. Zoning bylaws often refer to these as “two family dwellings.”
Apartment	A dwelling unit attached to other dwelling units, commercial units, or other non-residential space.	Consistent with Statistics Canada. Typically known as “multiple family dwellings.”
Movable	A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice.	Also known as, and sometimes referred to in this report, as a “manufactured home.”

Please also note that this section refers only to data reported by Statistics Canada and has not been adjusted for undercounting.



WEST COAST HOUSING NEED AND DEMAND STUDY

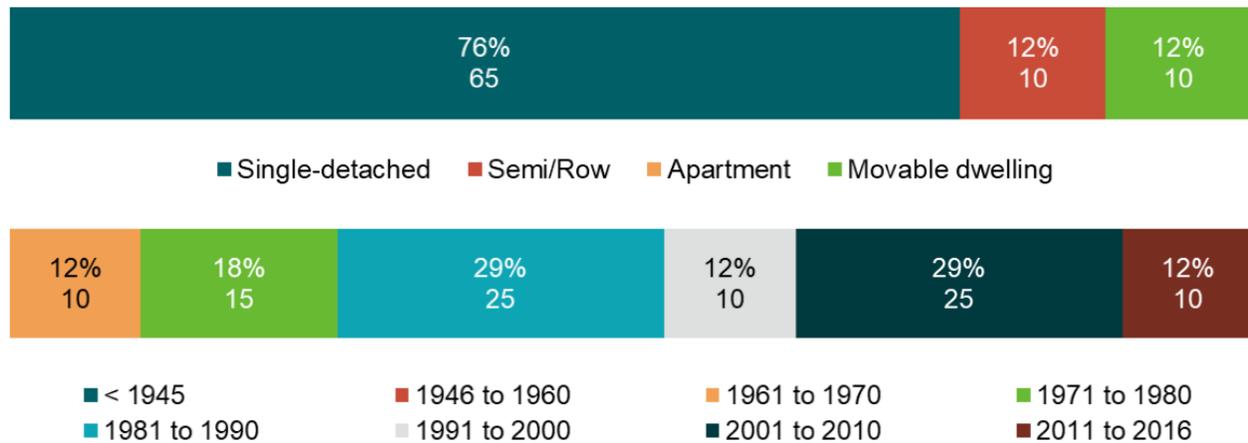
Dwelling Age & Dwelling Type

According to the 2016 Census, about 76% of Hitacu’s dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Semi-detached/rowhouse dwellings and mobile homes both made up about 12% of the inventory at the time.

The greatest volume of construction occurred in the 1980s and 2000s, reaching about 25 units in each period (29% of the dwelling stock). About 10 units were constructed between 2011 and 2016, a faster pace than the historical average.

Figure 5.2a illustrates the distribution of construction activity over the last century, as well as the distribution of dwelling types.

Figure 5.2a: Hitacu, Dwelling Inventory by Age & Type, 2016



Source: Statistics Canada

5.3 RENTAL HOUSING

The Canadian Housing & Mortgage Corporation (CMHC) conducts an annual Rental Market Survey to estimate rental market strength. The survey collects samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market (see Glossary). Only Port Alberni meets CMHC’s criteria among all ACRD communities, leaving a considerable gap about the cost of renting in small municipalities, on Treaty Settlement and Reserve lands and in rural areas.

Thankfully, the Coastal Family Resource Coalition, a multidisciplinary network of health and social service providers, has put time and effort into scanning local classified ads for rental units, collecting unit rents and characteristics within the Districts of Tofino and Ucluelet since 2012. Unfortunately, similarly detailed data is unavailable for Hitacu. Nevertheless, Tofino and Ucluelet data offers a glimpse at what the overall trends in rental housing prices may be in the West Coast and what Citizens may expect if they were considering renting in either district. Figures 5.3a summarizes the change in rents by unit size.

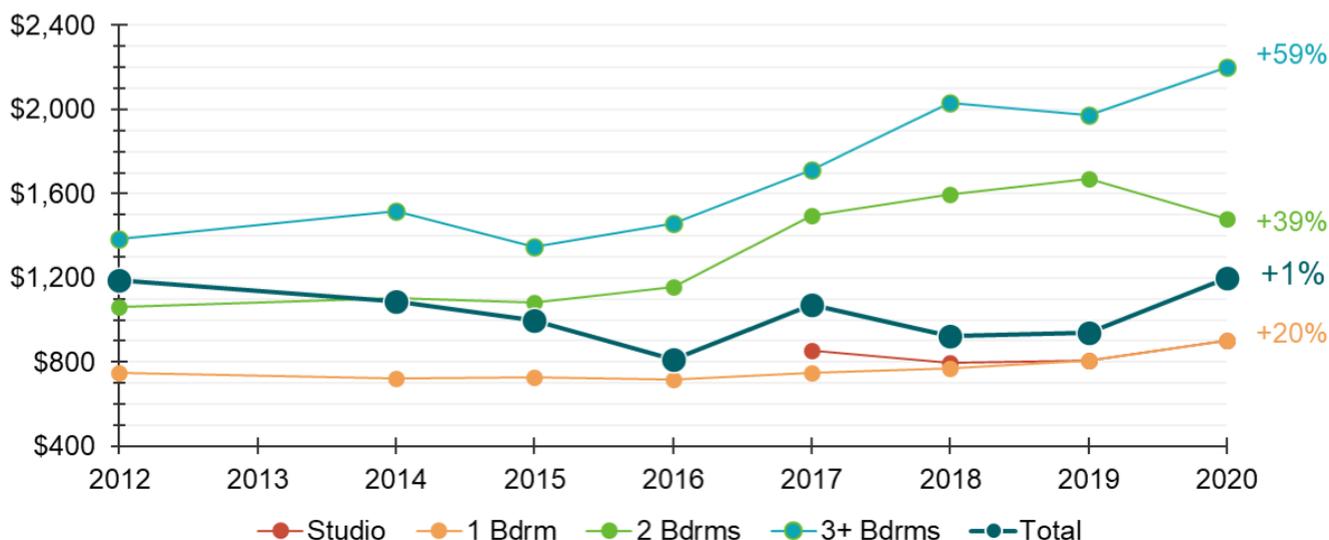
WEST COAST HOUSING NEED AND DEMAND STUDY

Since 2012, overall rent prices may have grown 1% (in 2020 dollars). Comparing solely to 2012 does not paint the whole picture, as local data would suggest there was a dip in prices in 2016, which has since recovered. From 2016 to 2020, the median rent rose 73%.

The main contributor to the irregular overall trend is how the sample rents are distributed. Since 2012, about 54% of collected rents were for 1-bedroom units, 22% were for 2-bedrooms, and 21% were for 3+ bedrooms.

If we solely look at trends by unit size, we see that rents for 1-bedroom may have increased by 20%, 2-bedrooms by 39%, and 3+ bedrooms by 59% since 2012.

Figure 5.3a: Tofino & Ucluelet, Historical Median Rent Prices (2020 dollars), % Change '12-'20



Source: Coastal Family Resource Coalition

5.4 HOMEOWNERSHIP / RESIDENTIAL REAL ESTATE MARKET

The real estate market refers to the buying and selling of land and buildings, mostly by individuals or companies who seek stable, permanent tenancy or investment opportunities. Many factors play into the health of the market, including dwelling prices and sales volumes. With access to high level BC Assessment data, we are able to report on these two topics at the local level.

BC Assessment sales data is unavailable for Yuulu?i?ath; thus, its local sale volumes and prices cannot be expressed. Similar to the Rental Housing section, this report elects to provide overall West Coast Region residential real estate trends for context on how expensive nearby communities can be if Yuulu?i?ath Citizens considered purchasing off Yuulu?i?ath Treaty Settlement Lands.

Sales Activity

Residential sale volumes over the last decade appear relatively cyclical, with peaks occurring every 5 years or so. Over the observed cycle, it would appear the base total sales has increased.

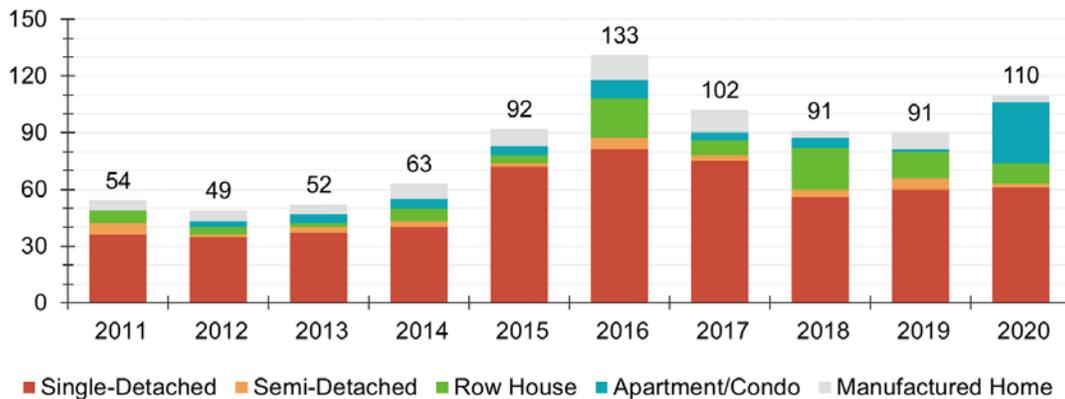
WEST COAST HOUSING NEED AND DEMAND STUDY

The highest year of real estate activity occurred in 2016 with 133 home sales, followed by 110 transactions in 2020.

Since 2011, single-detached homes have made up about 66% of the West Coast’s sold properties, followed by row houses (12%), manufactured/mobile homes (9%), and apartments/condos (8%).

Apartments/condos exhibited its greatest share of sales in 2020 (29%, or 32 sales), all of which came from the District of Tofino and can likely be attributed to the sale of new condos within the same development or few developments.

Figure 5.4a: West Coast, Historical Sales Volumes



Source: BC Assessment

Sale Prices

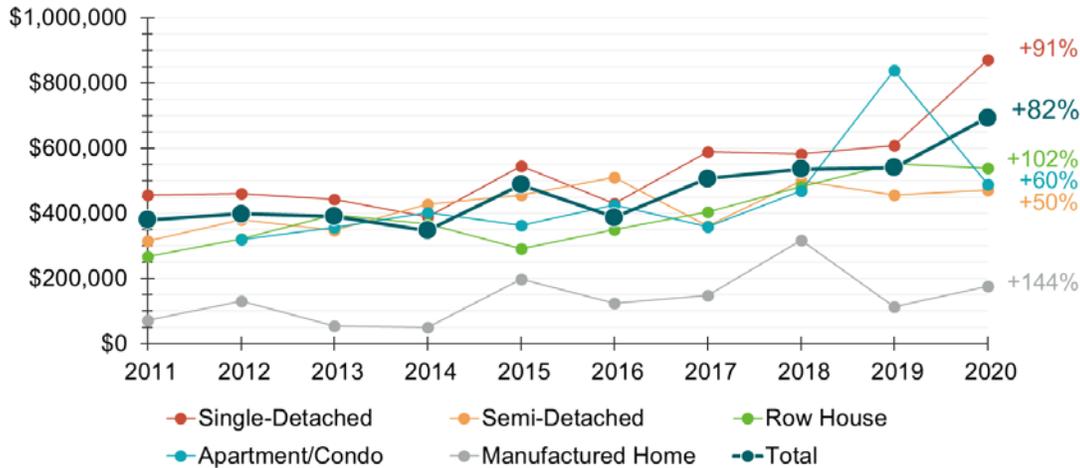
BC Assessment reports sale prices for multiple dwelling types. Figure 5.4b shows what the average price is per dwelling type, and the percent change (in 2020 dollars) from 2011 to 2020.

Overall, West Coast home prices appreciated 82% since 2011 (about \$380,400 to \$694,100). Single-detached homes, as the majority dwelling type sold, helped elevate the cost of housing over the decade, rising 91% (\$456,100 to \$871,400). Row house and manufactured home price appreciation also contributed, growing 102% (\$266,900 to \$538,100) and 144% (\$72,000 to \$175,900), respectively.

Data suggests that price appreciation has not been consistent on an annual basis, with a dip in 2014 and a sizeable jump after 2019. Prior to 2020, annual appreciation was about 4%. Adding the 28% single year increase from 2019 to 2020 pushes the decade’s annual growth rate to 6%.

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Figure 5.4b: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20



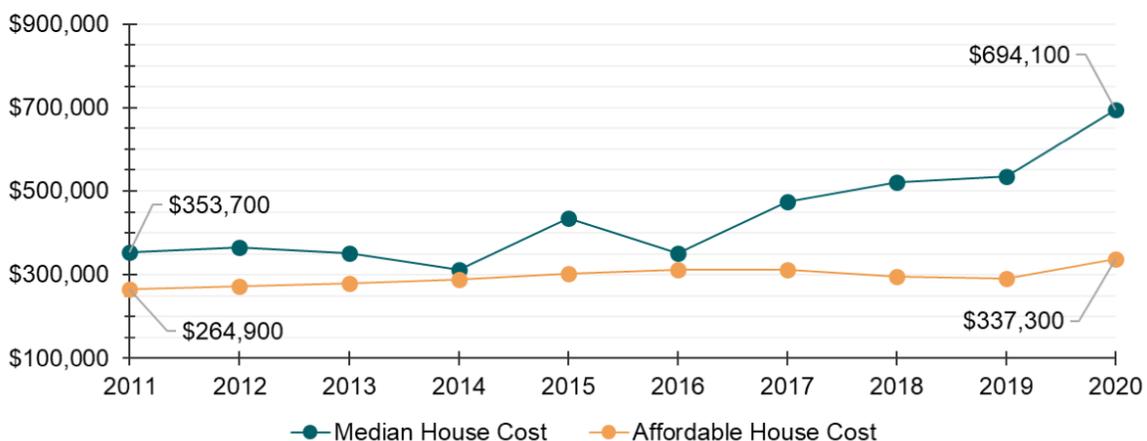
Source: BC Assessment

Adjusting prices for inflation (e.g. 2020 dollars) allows the reader to understand the actual overall appreciation or depreciation in housing in real terms (or values that are comparable without the consideration of increases or decreases in the value of money in the larger economy). For instance, overall prices increased 96% when unadjusted, meaning inflation made up about 15% of the increase in price over the decade.

Affordability

Figure 5.4c offers a perspective on the cost of local housing by comparing the cost of the median home in the West Coast versus the cost that the median income could possibly afford in a given year. The purpose is to highlight the impact of changing incomes on affordability, particularly for first-time home buyers; households who have built up significant equity via real estate are generally more capable of affording local housing.

Figure 5.4c: Median Home Cost vs Estimated Affordable Home Cost



Source: derived from BC Assessment, & Statistics Canada

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The West Coast’s estimated median income was less than that of the BC median (\$61,417 versus \$69,995 in 2015). Estimates suggest that over the first half of the last decade, the median household income could not generally afford the median home offered on the market; however, the gap between the two prices did not vary greatly, suggesting that real estate market conditions remained relatively stable.

By 2016, the affordable cost and actual (median) cost of a home looked to have hit a near equilibrium. This would not last, as the difference between the two began to expand until it hit its greatest disparity in 2020, an estimated \$357,000 difference. In 2020, the median income earning first-time home buyer could afford less than 50% of the median home price.

With lower median incomes among Indigenous households in the ACRD (\$38,810 in 2015), the difficulty to achieve market ownership within the West Coast Region is even greater.

5.5 NON-MARKET HOUSING

BC Housing provides annual counts regarding the provision of non-market housing within communities and across regions like the ACRD. The data, collected in March 2021, details the total persons or households using forms of emergency shelters, transitional and assisted living, independent social housing units, or private market rental assistance programs. The following subsections summarize the current stock of these facilities and program offerings and number of waitlists corresponding to population need.

Facilities & Programs

As of March 31, 2021, the BC Housing supports emergency shelter or homeless housing for 155 people in the ACRD. This includes 135 units for those needing transitional housing and assisted living, and 218 units of independent social housing. In March, 274 individuals or households received rental assistance for private market dwellings, 73% of whom were seniors or Elders.

The City of Port Alberni’s non-market housing contributions make up 90% of ACRD services. The remaining 10% share is distributed across the district municipalities and electoral areas. BC Housing does not have information regarding non-market housing units for Yuułu?ił?atḥ Citizens or Citizens receiving rental assistance. Figure 5.5a shows how many people/households benefited from non-market housing across the ACRD.

Figure 5.5a: Non-Market Housing Facilities & Programs, March 31 2021

Alberni-Clayoquot Regional District

Emergency Shelter & Housing for the Homeless				Transitional Supported & Assisted Living				Independent Social Housing			Rent Assistance in Private Market				TOTAL
Homeless Housed	Homeless Rent Support	Homeless Shelters	Subtotal	Supportive Seniors Housing	Special Needs	Women & Children Fleeing Violence	Subtotal	Low Income Families	Low Income Seniors	Subtotal	Families	Seniors	Canada Housing Benefit	Subtotal	
92	40	23	155	79	40	16	135	118	100	218	46	199	29	274	782

Source: BC Housing

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Non-Market Housing Waitlist

As of June 2021, the BC Housing wait list had 109 total applications from ACRD residents that had not yet been fulfilled, including: 64 families, 10 residents with disabilities, and 17 seniors. Like for services, the greatest visible demand comes from Port Alberni (91% of applications). There was no information available regarding applicants who are Citizens of Yuuluʔiʔath.

The totals provided only reflect active applications with BC Housing and do not represent the true total of people who can or should be accessing services but are not, either due to stigmatization of accessing services or feeling disheartened by long wait list numbers or times. The unavailability of options in rural communities also serves as a deterrent to applying to urban services, especially when social (family and friends) supports may not be present in these urban centres, or if residents simply wish to remain in their community (like seniors or Elders aging in place).



WEST COAST HOUSING NEED AND DEMAND STUDY

6 Regional Indigenous Housing Need

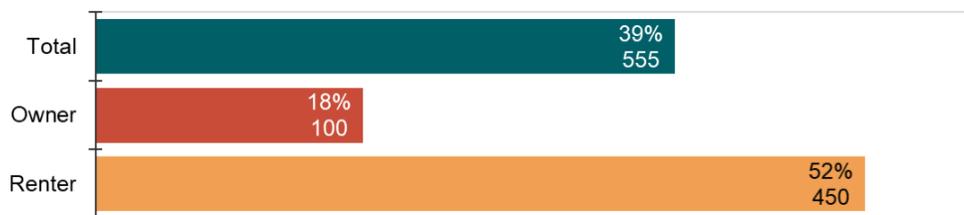
Statistics Canada defines housing need using three sets of criteria: suitability, adequacy, and affordability. The Glossary section provides definitions for each of these; however, in brief: “unsuitable” means overcrowded, “inadequate” means a home requires major repair, and “unaffordable” is when shelter costs exceed 30% of before-tax household income. If any household experiences one or more of these criteria, Statistics Canada classifies them as living in “Core Housing Need”, the catch-all metric for housing hardship.

Core Housing Need data, including its housing criteria components, is unavailable for the Village of Hitacu. Like sections prior, this report speaks to higher level trends. Unlike earlier sections, the following information reflects only the Indigenous population of the ACRD. Unfortunately, it does not specifically reflect only Citizens of Yuulu?ii?ath.

6.1 AFFORDABILITY

In 2016, Statistics Canada reported that 555 Indigenous households in the ACRD lived in a home that put them outside their financial means. In other words, 39% of households allocated more than 30% of their before-tax household income to shelter costs. Comparatively, 24% of all ACRD households and 34% of Indigenous households across all of BC had elevated shelter expenses relative to their incomes.

Figure 6.1a: Unaffordable Housing by Household Tenure



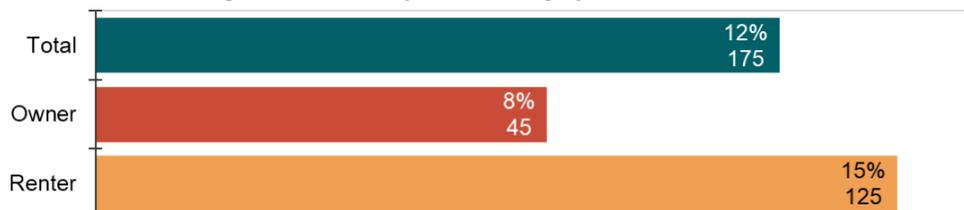
Source: Statistics Canada

Renter households are more likely to deal with the burden of unaffordable housing. About 52% of Indigenous renting households (450 total) paid more than 30% of their income versus about 18% of owners (100 total). This hardship largely stems from the higher proportion of renting single income households.

6.2 ADEQUACY – PREVALENCE OF MAJOR REPAIRS

In 2016, Statistics Canada reported that 175 Indigenous households in the ACRD lived in a home that needed major repairs, or 12% of total Indigenous households. Again, the greatest prevalence is among renting households, 15% versus 8% for owners.

Figure 6.2a: Inadequate Housing by Household Tenure



Source: Statistics Canada

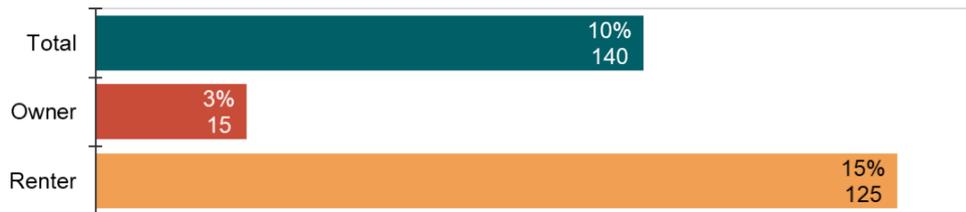
WEST COAST HOUSING NEED AND DEMAND STUDY

Comparatively, 9% of all ACRD households and 12% of Indigenous households across all of BC lived in a home that required major repair.

6.3 SUITABILITY – OVERCROWDING

In 2016, Statistics Canada reported that 140 Indigenous households in the ACRD lived in a home that was too small for their needs, or 10% of total Indigenous households. Unsuitable dwellings appeared to affect renter households to a larger degree than renters.

Figure 6.3a: Unsuitable Housing by Household Tenure, 2016



Source: Statistics Canada

Comparatively, 3% of all ACRD households and 8% of Indigenous households across all of BC lived in overcrowded conditions.

6.4 CORE HOUSING NEED

If a household is in Core Housing Need, it means that they experience at least one of the previously mentioned hardships, but with one major difference: affordability is not only whether expenses surpass the 30% threshold. It also takes into account whether an affordable, adequate, and suitable alternative option exists in the market (given a household's needs). Put simply, Core Housing Need filters out those who voluntarily spend more money on housing because their means (generally) allow them to or those who choose to live in unsuitable and inadequate housing when their incomes facilitate otherwise. For example, a household earning \$300,000 could spend a significant portion of their income on housing, when cheaper options are available, without seriously impacting their ability to afford other necessities.

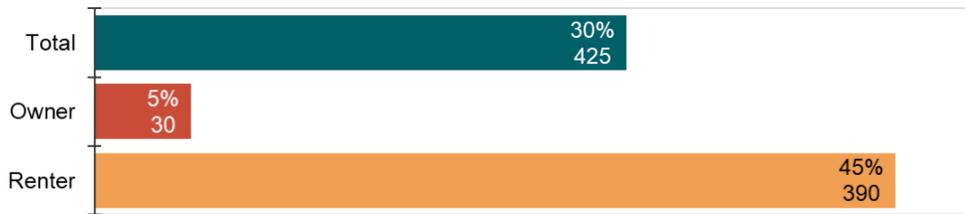
Core Housing Need may overcount total households experiencing financial hardship from housing, particularly for owner households who may pay more than they can afford to get their foot in the market, receive higher quality housing, or simply meet their nuanced family need. That said, most households in Core Housing Need do experience financial hardship.

Statistics Canada reported that 425 Indigenous households in the ACRD lived in Core Housing Need. Among owner households, the rate was 5% (30 households), while renter households experienced substantially higher proportions of need (45% or 390 households).

Comparatively, 15% of all ACRD households and 24% of Indigenous households across all of BC lived in precarious housing, based on quality, size, or cost.

WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 6.4a: Core Housing Need by Household Tenure



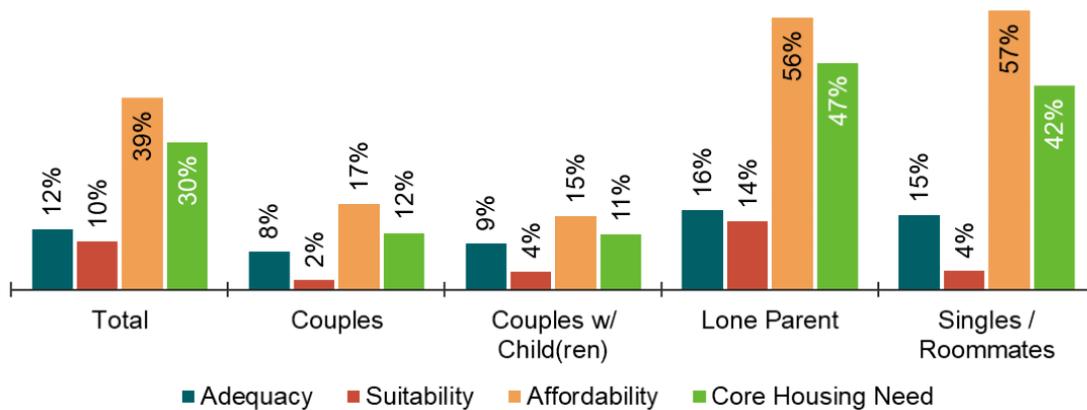
Source: Statistics Canada

In 2015, total households in core need earned a median before-tax income of about \$19,600 (or 35% of ACRD’s overall median income). Based on Statistic’s Canada 30% affordability threshold, a household earning said income could only reasonably pay \$490 per month on shelter.

6.5 HOUSING NEED BY MAINTAINER AGE

Housing need differs based on the age of the household. For instance, inadequate and unsuitable dwellings are less common among young adult Indigenous households, possibly due to younger people requiring less space and quality as they navigate early adulthood. Overcrowding increases in years with greatest likelihood of children.

Figure 6.5a: Housing Criteria by Tenure & Family Type, 2016



Source: Statistics Canada

Unaffordability is generally high among most age cohorts, but more so among young adults (43%) and middle-aged adults (49%).

Due to their higher prevalence of inadequate and unaffordable housing, middle-aged adult Indigenous households reported the greatest rate of Core Housing Need of the defined cohorts.

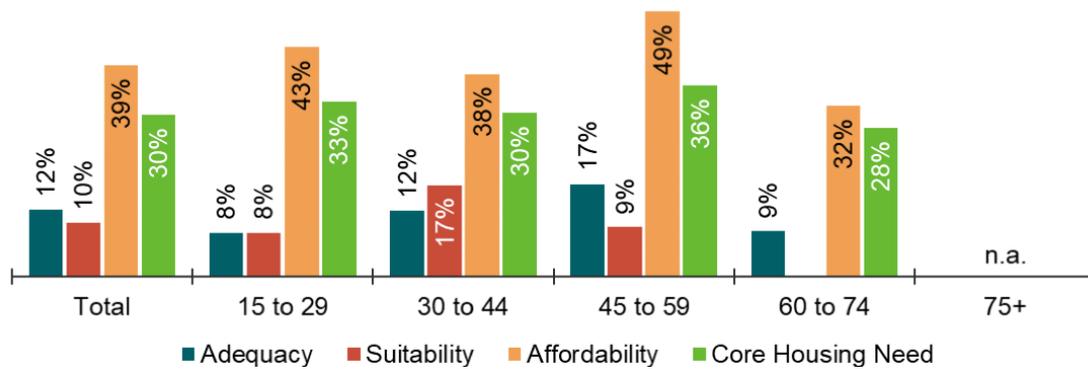
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6.6 HOUSING NEED BY FAMILY TYPE

Tied to income, couples (with or without children) are usually more likely to reasonably afford their accommodation and can access adequate housing as a result. Single income households, like lone parents and single person/roommate living situations reported elevated rates of financial difficulty revolving around shelter (56% to 57%).

Both lone parent and single person/roommate households demonstrated higher rates of living in inadequate housing (15% to 16%). The former reported the most substantial percentage of overcrowding (14%), unsurprising given the additional complexity of acquiring appropriately sized housing to accommodate children.

Figure 6.6a: Housing Criteria by Tenure & Family Type, 2016



Source: Statistics Canada



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7 Glossary

“activity limitation” refers to difficulties that people have in carrying out daily activities such as hearing, seeing, communicating, or walking. Difficulties could arise from physical or mental conditions or health problems;

“bedrooms” refer to rooms in a private dwelling that are designed mainly for sleeping purposes even if they are now used for other purposes, such as guest rooms and television rooms. Also included are rooms used as bedrooms now, even if they were not originally built as bedrooms, such as bedrooms in a finished basement. Bedrooms exclude rooms designed for another use during the day such as dining rooms and living rooms even if they may be used for sleeping purposes at night. By definition, one-room private dwellings such as bachelor or studio apartments have zero bedrooms;

“census” means a census of population undertaken under the Statistics Act (Canada);

“census agglomeration (CA)” Area consisting of one or more neighbouring municipalities situated around a core. A census agglomeration must have a core population of at least 10,000;

“census dissemination area (CA)” is a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

“census dissemination block (DB)” is an area bounded on all sides by roads and/or boundaries of standard geographic areas. The dissemination block is the smallest geographic area for which population and dwelling counts are disseminated. DBs cover all the territory of Canada;

“census division (CD)” means the grouping of neighbouring municipalities, joined together for the purposes of regional planning and managing common services (e.g. Alberni-Clayoquot Regional District);

“census family” is defined as a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex;

“census subdivision (CSD)” is the general term for municipalities (as determined by provincial/territorial legislation) or areas treated as municipal equivalents for statistical purposes;

“child” refers to any unmarried (never married or divorced) individual, regardless of age, who lives with his or her parent(s) and has no children in the same household;

“commuting destination” refers to whether or not a person commutes to another municipality (i.e., census subdivision), another census division or another province or territory. Commuting refers to the travel of a person between his or her place of residence and his or her usual place of work;

“components of demographic growth” refers to any of the classes of events generating population movement variations. Births, deaths, migration, marriages, divorces, and new widowhoods are the components responsible for the variations since they alter either the total population or the age, sex, and marital status distribution of the population.:

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“emigrant” refers to a Canadian citizen or immigrant who has left Canada to establish a permanent residence in another country.

“immigrant” refers to a person who is, or who has ever been, a landed immigrant or permanent resident. Such a person has been granted the right to live in Canada permanently by immigration authorities;

“interprovincial migration” refers to movement from one province or territory to another involving a permanent change in residence. A person who takes up residence in another province or territory is an out-migrant with reference to the province or territory of origin and an in-migrant with reference to the province or territory of destination;

“intraprovincial migration” refers to movement from one region to another within the same province or territory involving a permanent change of residence. A person who takes up residence in another region is an out-migrant with reference to the region of origin and an in-migrant with reference to the region of destination;

“non-permanent residents” refers to persons who are lawfully in Canada on a temporary basis under the authority of a temporary resident permit, along with members of their family living with them. Non-permanent residents include foreign workers, foreign students, the humanitarian population and other temporary residents;

“core housing need” is when housing falls below at least one of the adequacy, affordability or suitability standards and it 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 three housing standards;

“adequate housing” means that, according to the residents within the dwelling, no major repairs are required for proper use and enjoyment of said dwelling;

“affordable housing” means that household shelter costs equate to less than 30% of total before-tax household income;

“suitable housing” means that a dwelling has enough bedrooms for the size and composition of resident households according to National Occupancy Standard (NOS) requirements;

“dissemination area (DA)” refers to a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated. DAs cover all the territory of Canada;

“dwelling” is defined as a set of living quarters;

“dwelling type” means the structural characteristics or dwelling configuration of a housing unit, such as, but not limited to, the housing unit being a single-detached house, a semi-detached house, a row house, an apartment in a duplex or in a building that has a certain number of storeys, or a mobile home;

“single-detached house” means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it. A mobile home fixed permanently to a foundation is also classified as a single-detached house;

“semi-detached house” means one of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides;

“row house” means one of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not

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having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses;

“duplex” (also known as apartment or flat in a duplex) means one of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings;

“apartment in a building that has five or more storeys” means a dwelling unit in a high-rise apartment building which has five or more storeys;

“apartment in a building that has fewer than five storeys” means a dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys;

“mobile home” means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation pad and may be covered by a skirt;

“economic family” refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union, adoption or a foster relationship. A couple may be of opposite or same sex. By definition, all persons who are members of a census family are also members of an economic family;

“employment rate” means, for a particular group (age, sex, marital status, geographic area, etc.), the number of employed persons in that group, expressed as a percentage of the total population in that group;

“equity seeking groups” are communities that face significant collective challenges in participating in society. This marginalization could be created by attitudinal, historic, social and environmental barriers based on age, ethnicity, disability, economic status, gender, nationality, race, sexual orientation and transgender status, etc. Equity-seeking groups

are those that identify barriers to equal access, opportunities and resources due to disadvantage and discrimination and actively seek social justice and reparation;

“extreme core housing need” has the same meaning as core housing need except that the household has shelter costs for housing that are more than 50% of total before-tax household income;

“family size” refers to the number of persons in the family;

“full-time equivalent (FTE) student” represents all full-time and part-time enrolments, converted to represent the number of students carrying a full-time course load. One student whose course load is equal to the normal full-time number of credits or hours required in an academic year would generate 1.0 Student FTE. A student taking one-half of a normal course load in one year would be a 0.5 Student FTE;

“household” refers to a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad;

“owner household” refers to a private household where some member of the household owns the dwelling, even if it is still being paid for;

“renter household” refers to private households where no member of the household owns their dwelling. The dwelling is considered to be rented even if no cash rent is paid;

“household maintainer” refers to whether or not a person residing in the household is responsible for paying the rent, or the mortgage, or the taxes, or the electricity or other services or utilities. Where a number of people may contribute to the payments, more than one person in the household may be identified as a household maintainer. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer;

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“household size” refers to the number of persons in a private household;

“household type” refers to the differentiation of households on the basis of whether they are census family households or non-census-family households. Census family households are those that contain at least one census family;

“Indigenous identity” refers to whether the person identified with the Aboriginal peoples of Canada. This includes those who are First Nations (North American Indian), Métis or Inuk (Inuit) and/or those who are Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who have membership in a First Nation or Indian band;

“labour force” refers to persons who, during the week of Sunday, May 1 to Saturday, May 7, 2016, were either employed or unemployed;

“living wage” means the hourly amount that each of two working parents with two young children must earn to meet their basic expenses (including rent, childcare, food, and transportation) once government taxes, credits, deductions, and subsidies have been taken into account;

“low-income measure, after tax,” refers to a fixed percentage (50%) of median adjusted after-tax income of private households. The household after-tax income is adjusted by an equivalence scale to take economies of scale into account. This adjustment for different household sizes reflects the fact that a household’s needs increase, but at a decreasing rate, as the number of members increases;

“migrant” refers to a person who has moved from their place of residence, of which the origin is different than the destination community they reported in. Conversely, a non-migrant is a person who has moved within the same community;

“mobility status, one year” refers to the status of a person with regard to the place of residence on the reference day in relation to the place of residence on the same date one year earlier;

“NAICS” means the North American Industry Classification System (NAICS) Canada 2012, published by Statistics Canada;

“NAICS industry” means an industry established by the NAICS;

“participation rate” means the total labour force in a geographic area, expressed as a percentage of the total population of the geographic area;

“primary rental market” means a market for rental housing units in apartment structures containing at least 3 rental housing units that were purpose-built as rental housing;

“precarious housing” means housing that is not affordable, is overcrowded, is unfit for habitation, or is occupied through unstable tenancy;

“Rental Market Survey” refers the collection of data samples from all urban areas with populations greater than 10,000 and targets only private apartments with at least three rental units. Among the information provided are median rental prices for units within the primary rental market;

“secondary rental market” means a market for rental housing units that were not purpose-built as rental housing;

“shelter cost” refers to the average or median monthly total of all shelter expenses paid by households that own or rent their dwelling. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services;

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“short-term rental (STR)” means the rental of a housing unit, or any part of it, for a period of less than 30 days;

“STR – commercial market” refers to all short-term rental units that were active within a given time period, but are available and/or reserved more than 50% of the days that they have been active. The 50% cut off is meant to separate residents using the service to generate supplemental income from non-resident STR operators operating income/investment properties. The commercial market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

“STR – total market” refers to all short-term rental units that were active (meaning, reserved or available at least one day in a month) within a given time period. The total market only considers entire homes or apartments, not listings that are hotels, private rooms, or other;

“subsidized housing” refers to whether a renter household lives in a dwelling that is subsidized. Subsidized housing includes rent geared to income, social housing, public housing, government-assisted housing, non-profit housing, rent supplements and housing allowances;

“tenure” refers to whether the household owns or rents their private dwelling. The private dwelling may be situated on rented or leased land or be part of a condominium. A household is considered to own their dwelling if some member of the household owns the dwelling even if it is not fully paid for, for example if there is a mortgage or some other claim on it. A household is considered to rent their dwelling if no member of the household owns the dwelling;

“unemployment rate” means, for a particular group (age, sex, marital status, geographic area, etc.), the unemployed in that group, expressed as a percentage of the labour force in that group;

“vacancy” means a unit that, at the time of the CMHC Rental Market Survey, it is physically unoccupied and available for immediate rental.



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