



**SPECIAL COMMITTEE OF THE WHOLE MEETING**  
**Monday, May 13, 2024 @ 4:00 PM**  
**Activity Room One in the Ucluelet Community Centre,**  
**500 Matterson Drive, Ucluelet**

**AGENDA**

	Page
1. CALL TO ORDER	
1.1. ACKNOWLEDGEMENT OF THE YUULUŦIŦATH Council would like to acknowledge the YuuluŦiŦath, on whose traditional territories the District of Ucluelet operates.	
2. LATE ITEMS	
3. APPROVAL OF THE AGENDA	
4. REPORTS	
4.1. Housing Workshop (Verbal Report) <i>Bruce Greig, Director of Community Planning</i> <a href="#">Ucluelet Housing Needs Report</a> <a href="#">Growth Analysis &amp; Options (Revisited) Report</a> <a href="#">CMHC Housing Accelerator Fund Report</a> <a href="#">CMHC Housing Accelerator Fund - Action Plan</a>	3 - 297
5. CLOSED SESSION	
6. ADJOURNMENT	





# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

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DECEMBER 2021



In the spirit of truth, healing and reconciliation, we acknowledge that the West Coast Region is located within the traditional unceded territories of the hiškwiiʔaṭḥ (Hesquiaht First Nation), ʕaaḥuusʔaṭḥ (Ahousaht), ʕaʔuukwiʔaṭḥ (Tla-o-qui-aht First Nation), Yuuʕuʔiʔaṭḥ (Ucluelet First Nation), and tukʕaaʔaṭḥ (Toquaht Nation).

The West Coast Region also overlaps with the area governed by the Maa-nulth Final Agreement, negotiated by the Government of Canada, the Government of British Columbia and the Maa-nulth First Nations. The five Maa-nulth First Nations are Yuuʕuʔiʔaṭḥ (Ucluelet First Nation), Huu-ay-aht First Nations, tukʕaaʔaṭḥ (Toquaht Nation), Ka:ʕu:kʔtʕʕ/Che:kʔtles7etʕʕ First Nation, and Uchucklesaht Tribe, all located on the west coast of Vancouver Island. The Maa-nulth First Nations represent about 2,000 people. Maa-nulth means “villages along the coast” in the Nuu-chah-nulth language.

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

## Acknowledgments

The development of the District of Ucluelet Housing Needs Report was led by a project team from M'akola Development Services and Turner Drake & Partners Ltd., with significant support from District of Ucluelet staff. Additional support for the West Coast Housing Need and Demand Study was provided by the District of Tofino, the Alberni-Clayoquot Regional District, Toquaht Nation, Yuułuꞵiꞵat? Government - Ucluelet First Nation, and Tla-o-qui-aht First Nation, with staff from the Planning, Communications, and Housing departments.

We would like to acknowledge and thank key stakeholders and members of the community who participated in the Housing Need and Demand Study surveys, shared information and experience through focus groups, and participated in interviews including:

- Alberni Clayoquot Health Network
- Alberni Valley Chamber of Commerce
- Coastal Family Resource Coalition
- Clayoquot Biosphere Trust
- Fish and Loaves Humane Society
- Long Beach Advisory Planning Commission
- Pacific Rim Development Cooperative
- Ucluelet Chamber of Commerce
- Tofino Hospital
- Tofino Housing Corporation
- Tofino Chamber of Commerce
- Vancouver Island Health Authority

The project team would also like to acknowledge the participation and support of District of Ucluelet residents, the District of Ucluelet Mayor and Council, First Nations, and many other community organizations, partners, and local stakeholders.

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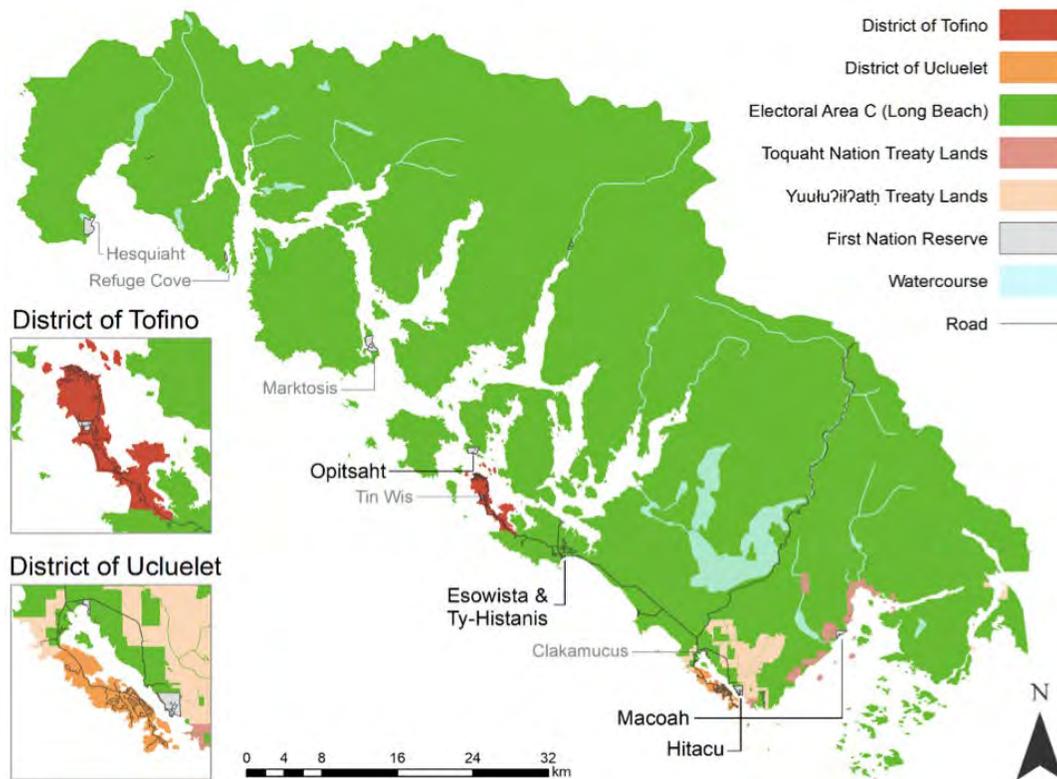
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# 1 Executive Summary

## 1.1 STUDY AREA

This report's scope is centred on the District of Ucluelet. Consequently, all data included in this report refers to the District of Ucluelet except for some sections that directly compare trends to the West Coast Region and ACRD. A map of the West Coast study area, inclusive of its many communities, is provided below.

**Figure 1.1a: West Coast Region Map**



Source: BC Geowarehouse, Statistics Canada

## 1.2 KEY FINDINGS

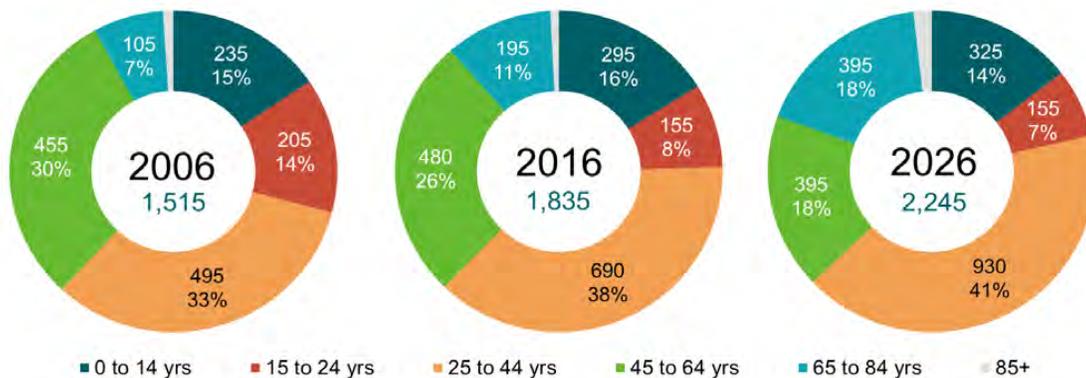
The following key themes were found throughout the data and community engagement portions of this project.

### The Population of Ucluelet is Growing and Changing.

The population of District of Ucluelet grew about 21% between 2006 to 2016. Projections anticipate further growth by 22% between 2016 and 2026 to approximately 2,245 residents. Much of this growth is driven by positive net migration, which has been a significant factor since 2014.

Ucluelet’s population is growing across most age cohorts, but persons aged 25 to 44 will remain the largest population group, accounting for 41% of all residents. Seniors and Elders aged 65 and older grew dramatically between 2006 and 2016 and will continue to be the fastest growing age cohort until at least 2026 when they could account for 20% of the total population. Growth trends in the District of Ucluelet closely align with growth across the West Coast Region.

**Figure 1.2a: Ucluelet, Historical & Anticipated Population Distribution**



Source: derived from Statistics Canada

These findings indicate a need for a variety of housing in Ucluelet that supports both the needs of older residents and working-age residents. Specifically, an aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors and Elders are also more likely to be living with a disability or activity limitation than other age groups and may need to access specialized health supports and services. Many older residents live in an affordable situation but are increasingly worried about their ability to maintain their home and property. Most are comfortable in their home for now but are concerned that limited stock and competition for smaller units will keep them in their home for longer than they’d like to be. Older renters especially indicated there was a need for affordable and accessible units, appropriate for those on a limited or fixed income, particularly within the rental market.

“Seniors can’t afford to stay – they must leave the community to have a roof over their head that they can afford on their fixed income.”

“Need for affordable seniors housing and low income housing (rental units) is very high.”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

In addition to expressing a desire for small, maintainable units (though not necessarily fewer bedrooms), many seniors and Elders responded that they would prefer to be located closer to amenities and services, especially as they choose to drive less or are unable to operate a personal vehicle. Expanding the availability of smaller, multi-unit housing, connected to services or transit options is vital for meeting the needs of an older population. Vital services include those currently offered in the District of Ucluelet, like grocery stores, pharmacies, and post offices, but also the critical health infrastructure to support an aging population like homecare, and semi-supported living options. Zoning and land-use decisions that prioritize multi-unit and smaller, denser housing with public and active transportation infrastructure would support the growing needs of seniors, as well as many other population groups.

Addressing seniors’ and Elders’ housing not only benefits that demographic, but younger ones as well. If seniors or Elders move out of their existing accommodations, their homes become available for upcoming generations who may not be able to afford a new dwelling but are willing to invest over time in an older, more affordable home. Young families in particular struggle to find appropriate rental or ownership opportunities that meet their needs and many are considering moving to other communities as a result.

“We share a space with two other people but want our own space so we can think about starting a family.”

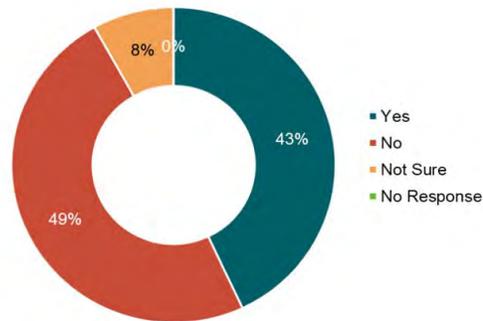
“The most significant issue is my desire to move in with my partner and have a family. Currently there is a lack of affordable housing for sale. As a professional living in Ucluelet, I would hope one day to be able to purchase a home, raise a family, and continue teaching in this community.”

### **Need for Affordable Rental Housing**

There is a very real and drastic housing supply shortage across the District of Ucluelet, especially for affordable rental options. According to the 2016 Census, 30% of households in Ucluelet are renter households, a much higher proportion than what is normally observed in smaller communities, partially due to the disproportionate number of younger workers employed in the tourism and hospitality sectors. The renter population actually decreased between 2006 and 2016, but as housing prices increase, it is anticipated that renter households will become more frequent. Throughout the engagement process, the cost, availability, and condition of rental units were some of the most common concerns identified by participants. Many residents indicated that the reduced availability of long-term rentals is impacting the social, economic, and cultural fabric of their

community and if they are not struggling themselves, most have friends or family who are unable to find a stable and affordable rental situation. Forty-nine percent (49%) of renter respondents who responded to the community survey indicated that their current housing costs were unaffordable to them.

Figure 1.2b: District of Ucluelet Renter Responses, Are your housing costs affordable?



Source: Community Housing Survey

Renter households are more likely to be in an unaffordable housing situation largely because they tend to earn significantly less income than owner households. In 2016 the median renter household earned just \$45,000 compared to the median owner household that earned \$72,000. However, the cost of renting is rarely significantly cheaper than the cost of owning. Renter respondents to the community survey reported spending slightly under \$1,500 each month on housing and owners only spent around \$1,750. Consensus, confirmed through stakeholder engagement, is that renters face elevated levels of housing hardship in the District of Ucluelet.

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Being a renter in Ucluelet is a very uneasy feeling. If something were to change for my landlord, I am pretty sure I would have to leave the community because the housing shortage is so high. It is uneasy to connect to a place where you feel like you probably don’t have a future because it is so expensive to buy, and rentals are unreliable. I have a major concern about the community being able to house essential workers. It makes me sad.”

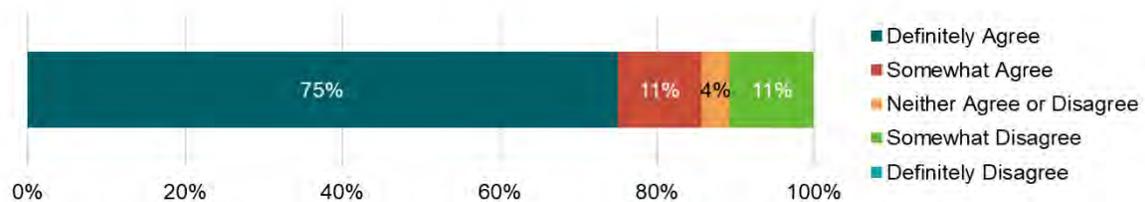
“I was raised in Ucluelet and I am actually a true local. I have found myself and family almost homeless twice over the past 3 years due to lack of housing available... It is frustrating and sad for the families who have lived here longer than anyone to be left in this situation. I feel like I am constantly on edge knowing my landlord can sell any minute or make a vacation rental.”

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Tourism and hospitality sector employees, especially those in seasonal positions, were identified as a subsection of residents facing disproportionate housing challenges. Many positions are in retail and service, are not full-time, and pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply and 86% of respondents to the tourism and hospitality survey conducted as part of this study agreed or strongly agreed that housing was a barrier to living permanently on the West Coast.

**Figure 1.2c: Tourism and Hospitality Respondents, Housing Is A Barrier to Living on the West Coast Permanently**



Source: Tourism and Hospitality Survey

“There needs to be a cap on airbnbs. Ukee has a 0% rental market and it makes it impossible for families to live and make a living here.”

“Several have been forced to move (or leave town) when a property sold or was renovated and turned into an airbnb or short term rental. It affects your sense of community when houses in your neighbourhood are not lived in by residents, or sit empty for a large part of the year.”

“Air BNB needs to be less convenient for everyone! \$150 a year to operate an airbnb is unacceptable, that cost needs to be much, much higher (~\$10,000) and the funds allocated to affordable housing / community needs.”

Interviewees frequently remarked that fully employed people were increasing living in tents, cars, and RVs as a result of reduced rental availability. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available. “My niece has been trying to find an affordable space for months. My young adult came to me saying at this rate I am going to be living at home forever. My teen is I might as well not even bother considering moving out. The price for rent is nuts and unreasonable even if there is any rental available.”

“Would love to set some longterm roots in this community but have been playing musical chairs with housing rentals since living here. I paid \$1000+ to live in a moldy converted garage because “that’s what you have to do in this town” for housing.”

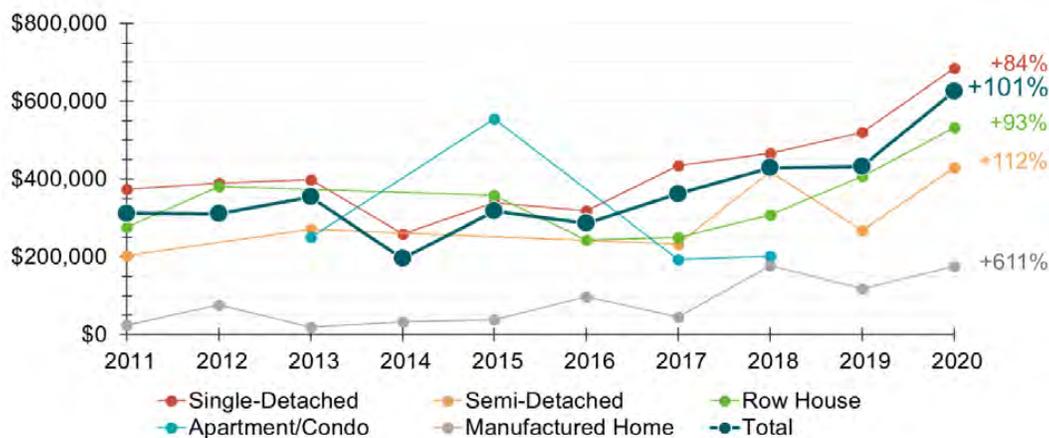
## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

### Sales Prices are Rising, and Homeownership is Increasingly Out of Reach for Many

The vast majority of survey respondents and every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people. While the availability of affordable rentals remains the most pressing concern for many, owner housing prices have also increased dramatically in the last ten years. Adjusted for inflation, median dwelling prices in Ucluelet are up 101% since 2011. The median single-detached home sold for nearly \$700,000 in Ucluelet in 2020.

Figure 1.2d: Historical Median Dwelling Prices (2020 dollars), Percent Change '11-'20



Source: BC Assessment

Key informants routinely pointed out that accessing housing is becoming more difficult for everyone, not just those looking for rental units. Anecdotal evidence collected through engagement indicates that increasing cost trends have been amplified by COVID-19 as wealthy homeowners realize that they can work remotely in a scenic destination rather than in a bigger city. These wealthy purchasers are contributing to rising costs throughout the West Coast, but most dramatically in Tofino and Ucluelet. Increasingly, highly-educated community members with well-paying full time jobs are unable to afford the elevated cost of housing or are taking on debt they may be uncomfortable with.

"I know several people who lack long term, reliable, affordable housing. Some have families, some are seniors, some are youth. Many have lived in the community for years, some have built businesses, and all volunteer and contribute to the community. We don't want to lose these people!!!"

"Purchased a home larger/more expensive than needed because there were not a lot of options. Cannot help feeling guilty for taking up space that could be used by a family or even two. We are also spending more than we would like to maintain the house"

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

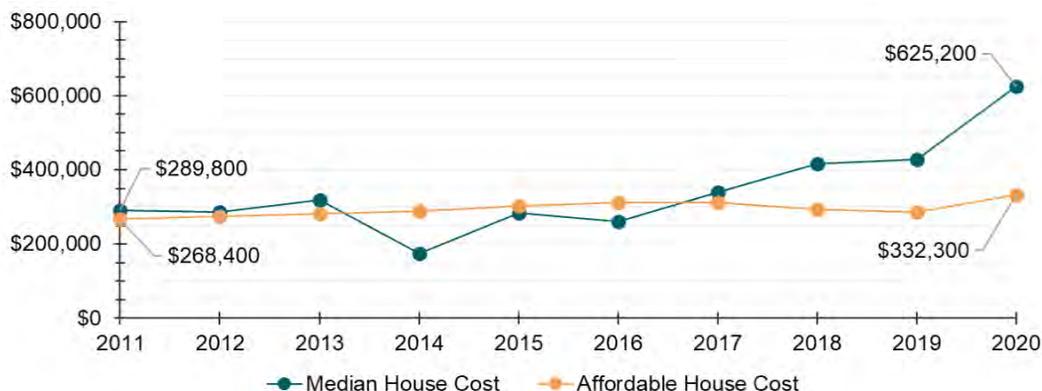
“My husband & I would love to set roots in this town, but unfortunately with the average price of housing being around \$800,000 that’s never going to be possible. We even considered buying a new trailer but with the mortgage + pad rental \$400 + monthly bills, it would be a struggle in the winter time to pay bills since we both work in restaurants.”

“Middle to upper income working families can no longer afford to own their own home in Ucluelet.”

A comparison of incomes and dwellings for sale in 2015 and 2020 shows how the cost of housing has dramatically exceeded growth of incomes. In 2015, a first-time home buyer household with an income of \$70,000 could likely afford the estimated mortgage of 57% of homes for sale across the West Coast. The same income could only afford 26% of dwellings sold in 2020. A household with an income of \$100,000 could afford 68% of dwellings in 2015 and only to 39% of dwellings in 2020.

A similar assessment of the purchasing power of the median income in the District of Ucluelet indicates that the gap between the median home price and what might be affordable to a household earning the median income is growing. Given regional trends, it is very likely that 2021 will be the most expensive year on record.

Figure 1.2e: Ucluelet, Median Home Cost vs Estimated Affordable Home Cost



Source: derived from BC Assessment & Statistics Canada

Many respondents seem resigned to leaving Ucluelet in order to find stable housing or enter the ownership market. Some fill essential positions, and others had hoped to start and grow their families in the District. The rising cost of ownership and challenging rental market is indisputably changing who gets to live in Ucluelet and who doesn't.

“I have to move soon and there are zero options for me and my family. My children are thriving in this community and we will likely have to leave due to lack of affordable housing.”

“As a teacher in this community, it is my hope that affordable housing will be available for purchase so I can raise a family and remain in this community.”

“I am an RN at the hospital, and I have lived in Ukee for 17 years. I have always thought I’d live here and buy property. But the way the housing is I fear I’ll have to leave town to buy a property.”

“I will probably have to leave the community. I have a well-paying job, but due to expenses rent, student loans, gas, groceries etc.... How can a single professional ever afford to live here if they did not come from money, or didn’t have debts prior to being here like student loans? I can barely afford rent, let alone a mortgage... I can barely put money away every month because I’m too worried about making ends meet.”

### **Non-Market Housing is Critical in the District of Ucluelet**

Housing developed though the private market can alleviate immediate issues for many priority populations including seniors hoping to downsize and higher-income families unable to find appropriately sized units. Additional stock can slow down increases in the cost of renting, but market approaches are not capable of providing the perpetual affordability, services, and resident-restricted units that many across Ucluelet need now or may need in the future. Most new development is likely to be done through the private market, but unless substantial new stock arrives in a short period of time, any new market units are likely to remain at prices that exacerbate concerns around affordability. Non-market housing is critical to meeting the needs of working families, single-income households, and anyone with less than an above average income.

“If you’re in hospitality or business in Ucluelet and you don’t have housing you are at the mercy of the market.”

“There is a need for housing across the housing spectrum. We need emergency shelter housing, affordable rent controlled options, places specifically for short term seasonal workers (staff housing, longterm campgrounds etc) and for long term folks in a range of living situations ie single, two bedroom and multi-bedroom family homes.”

“Lower income people can’t compete in the current market and don’t have stable places to live, we need to put regulations and safeguards in place.”

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local, regional, and Indigenous governments are key facilitators of development. Within the West Coast Region, the District of Tofino, through the Tofino Housing Corporation is already directly contributing to the development of non-market housing units, though informants suggested there needs to be many more units available to residents to make a significant difference.

Non-market housing difficult to develop, not only because of community perceptions about below market housing, but also because of limited funding and appropriately serviced and sited land. Given limited land availability, Ucluelet should consider prioritizing non-market development whenever possible though further partnership and support of non-profit developers and operators, and regulatory tools like inclusionary zoning. Non-market units are one of the only ways to secure affordability in the face of unprecedented market pressures. Increasing non-market stock is key to providing safe, affordable, appropriate housing to the residents of the Ucluelet.

“We need to set aside 25% of all development as non-market and set up a land trust.”

“Non-market housing options need to be promoted, particularly with regards to business community supported models.”

“Build affordable housing intended for people living and working in the community. Nothing wrong with tourism as a means of making a living on the coast, but without affordable housing for all residents, how can a community thrive”

“Low income affordable housing built well and set aside for local people to buy - Whistler has done this and so can we! Stop talking about it and just DO IT!”

### **Regional Collaboration is Key to Addressing Housing Challenges**

Throughout the engagement process and across all communities it was clear that housing need on the West Coast is a subject about which people are passionate. Non-profits, health sector employees, local government representatives, tourism and hospitality sectors, and community advocates understand the issues and are working hard to address them. This report is intended to support and supplement the already important work being undertaken and help local governments direct their resources appropriately.

In addition to comments on areas of housing need, many community members and housing actors brought up alternative housing options and tools that could be implemented at the local government level. Most respondents were generally supportive of increased density and smaller housing styles in appropriate areas and informants suggested cooperative housing models, land trusts, and seniors housing clusters as potential methods of improving availability, affordability, and market stability.

All participating governments expressed interest in collaborating to expand non-market housing across the region. The District of Tofino already funds non-market interventions and Yuułu?i?ath, Toquaht Nation, and Tla-o-qui-aht First Nation are providing a form of non-market units to many of their Members and Citizens. Collectively leveraging available resources, land, and funding opportunities can enable operating efficiencies, faster development timelines, and help participating communities meet their housing needs.

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

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

### 1.3 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 local government scope and policy approaches. The District of Ucluelet is already supporting some of these recommendations and should continue to monitor progress moving forward. Key recommendations from this study are:

1. Promote and Protect Housing Affordability in the Market
2. Work with Partners to Expand Non-Market and Supportive Housing Options
3. Address Growth in Population Aged 65 Years and Over
4. Manage Growth
5. Deepen Housing Partnerships and Educate Residents

#### **Promote and Protect Housing Affordability in the Market**

Affordable market housing options are very limited in the District of Ucluelet. Costs of owning and renting are consistently increasing and many residents are struggling to find adequate housing, especially adequate rentals. When appropriately sized units are available, many exceed a price that is considered affordable or are reported to be substandard condition, putting a prospective tenant into Core Housing Need. Ucluelet is facing a critical shortage of rental and other affordable units.

Additional rental options will not, on their own, solve housing affordability concerns across Ucluelet. Market development is very expensive, water and servicing capacities are already limited, and land appropriate for denser, rental-tenure developments is scarce. Despite these challenges, more available units in the market can alleviate immediate issues for many priority populations including seniors hoping to downsize, full-time employees in essential services, and families unable to find appropriately sized units. Additional stock may slow down increases in the cost of renting, but market rentals are not capable of providing the services, deep affordability, or resident-restricted approaches that many across Ucluelet need now or may need in the future. Policy tools in this section should incentivize and regulate the construction of new market units in the District of Ucluelet.

Priority Action	Appropriate Local Government Tools or Policy Levers
Develop a working definition of “secured affordable housing”	<ul style="list-style-type: none"> <li>• A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant or housing agreement.</li> <li>• A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the community.</li> </ul>
Consider incentives that encourage developers to include “affordable” units in market developments	<ul style="list-style-type: none"> <li>• If a developer commits to holding a certain percentage of new rates at an affordable rate for an established time period (secured by legal agreement) they would be eligible for fee reductions, parking relaxations, and additional height or density.</li> <li>• Rather than provide new units, a developer may instead choose to contribute to an Amenity Reserve Fund that should be used to fund additional affordable development within the community.</li> <li>• Encourage partnership with non-profit housing agencies to manage new affordable units created through incentive programs.</li> <li>• Continue to support education around Canada Mortgage and Housing Corporation programs, including Rental Construction Financing Initiative.</li> </ul>
Consider inclusionary zoning to mandate affordable units in all new residential developments that exceed a certain size	<ul style="list-style-type: none"> <li>• Typically through density bonusing policies, inclusionary zoning is usually triggered by a rezoning process.</li> <li>• In the event that additional density or height is being considered, mandate that a certain proportion of new units made possible by additional density be held at an affordable rate by the developer or managed by a non-profit housing organization.</li> </ul>
Identify lands that could be used to support affordable housing	<ul style="list-style-type: none"> <li>• Collaborate with regional, senior, and Indigenous governments to identify lands that could be used to support these goals.</li> <li>• Consider pre-zoning lands for rental only development.</li> </ul>
Continue to monitor prevalence of short-term rentals (STRs)	<ul style="list-style-type: none"> <li>• Continue to monitor and regulate spread of STRs, especially if accessory dwelling units are encouraged.</li> <li>• Consider restricting residential zones in which STRs are permitted, amending zoning to permit new STRs only through temporary use permit, or permit only a certain number of STRs at any given time.</li> </ul>
Encourage development of purpose-built rental and smaller and denser units in all residential areas	<ul style="list-style-type: none"> <li>• Consider including language that supports purpose-built rentals and appropriate density in all zones.</li> <li>• Where appropriate and subject to servicing, continue to review and consider further relax restrictions on accessory dwelling units, especially accessory dwellings that are to be used as permanent rental options.                         <ul style="list-style-type: none"> <li>◦ Educate and encourage development of accessory dwelling units, where permitted.</li> </ul> </li> <li>• Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.</li> </ul>

**Work with Partners to Expand Non-Market and Supportive Housing Options**

Though difficult to build and support in many rural areas, non-market and supportive housing options will be critical to providing stable and appropriate options to many residents of the District of Ucluelet. Many key informants indicated a need for more supported housing options for those who need, or will need, housing with integrated health services and especially below-market rental or resident-restricted options for individuals, families, and seniors who are unable to find housing that meets their needs in the market.

Not all non-market housing options contain supportive elements. Often called secured affordable housing, new units can be secured at affordable rates through covenants or agreements with senior government. These units are typically facilitated by non-profit or senior government providers, but local and regional governments are key facilitators of development. The District can support non-market projects by facilitating applications, coordinating on land acquisition, helping to build capacity, and sharing expertise. Through regional partnership there is also an opportunity to directly support and even lead the development in new non-market units. Non-market stock is key to providing safe, affordable, appropriate housing to the residents of Ucluelet.

Priority Action	Appropriate Local Government Tools or Policy Levers
Expand non-market housing options	<ul style="list-style-type: none"> <li>Continue to support applications to BC Housing and CMHC funding programs. Leverage grant funding with partnering organizations where possible.</li> <li>Consider partnering regionally to create a non-market housing developer and operator whose scope would encompass the entire West Coast Region.</li> </ul>
Facilitate non-market development on underutilized and vacant land	<ul style="list-style-type: none"> <li>Consider collaborating with regional, senior, or Indigenous governments to identify land that could be used to support these goals.</li> <li>Develop a regional or local land acquisition and disposal strategy that targets acquisition of lands for the purposes of affordable housing.</li> </ul>
Continue to directly fund and supporting non-market and affordable housing options	<ul style="list-style-type: none"> <li>Regularly implementing and regularly updating a Community Amenity Contribution (CAC) policy to enable the District to capture additional community value from new developments.</li> </ul>
Explore Regional Housing Service to increase available funds for affordable housing	<ul style="list-style-type: none"> <li>Action on affordable housing enjoys broad support in Ucluelet. An affordable housing service bylaw can leverage that support to provide direct funding for the provision of affordable housing.</li> <li>In partnership with municipal and Indigenous government members of the ACRD, explore developing a Regional Housing Service to increase local funds for affordable housing and housing supports.</li> </ul> <p><b>Example:</b> Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw – CVRD Bylaw No. 4201, 2018.</p> <p><b>Example:</b> Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw – Comox Valley Bylaw No. 389, 2015</p>
Work with Municipalities and Indigenous Governments to expand support for unhoused residents	<ul style="list-style-type: none"> <li>Continue to support the efforts of local and regional partners to count and provide shelter for unhoused residents.</li> <li>Support emergency housing projects where appropriate.</li> </ul>

**Address Growth in Population Aged 65 Years and Over**

Consistent with national trends, the population of Ucluelet is aging. Between 2006 and 2016 residents over the age of 65 were the fastest growing population and projections anticipate further growth in older cohorts. These findings indicate a need for housing across Ucluelet that supports the needs of older residents. Specifically, there is a need for more housing that is affordable and accessible for those on a fixed income, particularly within the rental market. An aging population presents a greater need for at home care options and smaller housing units that allow for downsizing. Seniors are also more likely to be living with a disability or activity limitation than other age groups and may have to pay for all household expenses on a fixed income. Many seniors that participated in the study indicated that if smaller, ground-oriented units became available in their community, they would be able to downsize and free up more single-detached stock for younger families.

Priority Action	Appropriate Local Government Tools or Policy Levers
Enhance support services aimed at seniors and Elders	<ul style="list-style-type: none"> <li>• Consider ongoing communication with Island Health to discuss existing and desired services for District of Ucluelet residents.</li> <li>• Advocate for housing that includes supportive or semi-supportive elements (e.g. meal service, integrated health services, cleaning services, etc.)</li> <li>• Support senior clusters or co-housing/co-op initiatives where appropriate.</li> <li>• Advocate for BC Transit service in coastal communities to improve accessibility.</li> <li>• Support the development of accessible pathways and trails to improve community connectivity</li> </ul>
Support non-profit societies that directly address seniors' housing needs	<ul style="list-style-type: none"> <li>• Provide information on non-profit development and ongoing or upcoming projects.</li> <li>• Direct seniors' organizations to available resources and organizations like the BC Non-Profit Housing Association.</li> </ul>
Encourage development of smaller, multi-family, accessible units	<ul style="list-style-type: none"> <li>• Where appropriate and subject to servicing, consider further relaxing restrictions on accessory dwelling units, especially moderately-sized accessory dwellings that add rental units.</li> <li>• Where appropriate and subject to servicing, encourage row house, townhouse, duplexes and other denser, multi-family options in single family residential zones.</li> </ul>

**Manage Growth**

The population of Ucluelet is expected to grow to more than 2200 residents by 2026. Anecdotal evidence collected from key informants indicates that migration from the higher-value markets is occurring at an increased pace, driving up prices and demand for services across the community. As working from home becomes normalized, Ucluelet may also experience growth in “amenity migrants” who are attracted to the area because of access to outdoor amenities, and other quality of life factors. Managing new growth while enhancing affordability is key to meeting the needs of community residents.

Priority Action	Appropriate Local Government Tools or Policy Levers
Align land-use, transportation, and service planning goals to promote affordability and growth in designated areas that are suitable for development and/or located close to services	<ul style="list-style-type: none"> <li>• Especially important when considering development of land for affordable housing projects. Land is an important asset but be wary of properties that do not align with long-term transportation and service planning goals as this will increase long-term costs.</li> <li>• Align land use decisions with Official Community Plans.</li> </ul>
When possible, keep settlement compact, protect the integrity of rural and resource areas, protect the environment, and increase servicing efficiency	<ul style="list-style-type: none"> <li>• Continue to explore and encourage denser and more diverse housing types where appropriate.</li> <li>• Encourage siting of new housing along transit or active transportation routes or as close as possible to existing services.</li> <li>• Partner regionally to direct new growth to most appropriate areas.</li> </ul>

**Deepen Housing Partnerships and Educate Residents**

Advocacy and education within Ucluelet and to other levels of government is an ongoing, and often unsung aspect of addressing affordable housing. Local policy tools are limited, and the Provincial and Federal governments are primarily responsible for the provision of affordable housing. However, local and regional governments are routinely the best positioned to address housing need and the most aware of specific needs and service gaps. The District of Ucluelet and its Municipal, Regional, and Indigenous government partners play a key role in building awareness of need and acceptance of new housing among residents, and can continue to coordinate and collectively build on incentives, regulations, advocacy, and education initiatives.

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Priority Action	Appropriate Local Government Tools or Policy Levers
Continue to expand regional housing involvement	<ul style="list-style-type: none"> <li>• Explore establishing a regional housing working group with representation from the ACRD, municipalities and Indigenous governments.</li> <li>• Continue to encourage regional partnerships for housing studies, including future assessments, a Regional Housing Strategy, and potential Regional Housing Service Bylaw.</li> <li>• Consider developing a Regional Land Acquisition and Disposal Strategy that identifies and prioritizes properties most appropriate for affordable housing.</li> <li>• Partner regionally to acquire new datasets that track seasonal residents and visitors.</li> <li>• Work with the ACRD, other municipalities, Indigenous governments, and regional and local service providers to identify opportunities for resource sharing, site identification, and other land use planning activities. This could include funding a regional housing authority that collectively develops and operates units for West Coast communities.</li> </ul>
Advocate for increased support from senior levels of government	<ul style="list-style-type: none"> <li>• With municipal and Indigenous partners, continue to leverage grant funding opportunities where possible, and advocate for increased housing funding and tools for non-profit developers and local and regional governments through Union of BC Municipalities and Federation of Canadian Municipalities.</li> <li>• Explore opportunities to collaborate with senior government to make pockets of developable land available for disposal for affordable housing</li> <li>• Maintain awareness of Canada Mortgage and Housing Corporation research funding that could potentially encourage local innovation.</li> </ul>
Support non-profits and other agencies who are bearing much of the cost of housing service delivery	<ul style="list-style-type: none"> <li>• Continue to advocate on behalf of these organizations</li> <li>• Identify and consider participating in regional housing tables or networks that include service providers and non-profit housing agencies.</li> <li>• Consult with non-profit service agencies when developing new housing policy.</li> </ul>
Educate residents on the value of affordable housing	<ul style="list-style-type: none"> <li>• Work with community partners to address stigma around non-profit and supported housing.</li> <li>• Support the development of education materials for the public to help build knowledge in the region about the opportunities available to address housing need.</li> <li>• Share findings of the Ucluelet Housing Needs Report with regional partners and the public on the District of Ucluelet webpage and social media platforms.</li> </ul>
	<p><b>Example:</b> Comox Valley Coalition to End Homelessness, Affordable Housing Benefits Everyone Project - <a href="https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/">https://www.cvhousing.ca/affordable-housing-benefits-everyone-project/</a></p>

## 1.4 ENGAGEMENT ACTIVITIES

As part of the West Coast Housing Need and Demand Study, the project team conducted a number of in-person and online community engagement sessions between July to October 2021. In addition to the two community surveys highlighted below, engagement activities included key informant interviews, focus groups, council presentations, and a specific community survey for workers in the hospitality sector. Formats and methods varied, but in general, semi-structured interviews and focus groups were conducted with individuals across a broad range of housing related groups, such as:

- Non-profits and other social service providers involved in providing emergency shelter and housing navigation support, as well as support services to provisionally housed or other at-risk populations
- Municipal staff and elected regional and local officials
- Housing advocates
- Non-profit housing organizations, corporations, and non-market housing developers
- Private sector real estate agents and property developers
- Economic development agencies, business improvement associations, and tourism development and promotions agencies.

All quotes that appear in this report are from residents of the District of Ucluelet that participated in the engagement process. Included quotes appear as they were entered, with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent. For a full breakdown of these engagements, see the Engagement Summary Appendix of this report.

### Community Survey Response Profile

The project team developed and distributed two community housing surveys that were designed to fill quantitative data gaps and capture housing experiences from as many residents as possible throughout the study area. The West Coast Community Housing Survey was made available to residents of the District of Tofino, the District of Ucluelet, and Electoral Area 'C'. The West Coast Indigenous Community Survey was made available to Citizens and Members of Yuułu?i?ath, Toquaht Nation, and Tla-o-qui-aht First Nation. The two surveys asked many of the same questions, but additional questions were added to the Indigenous survey as all participating Governments provide housing directly to their Citizens or Members and needed additional information to inform those activities.

In total, the surveys collectively received 579 responses from individual community members throughout the West Coast Region. Although this accounts for less than 10% of the total study area population, it represents an extraordinary response over such a short time. This can be taken as an indicator of the importance and awareness of local housing issues.

Of the 579 respondents, 239 (41%) indicated they were residents of the District of Ucluelet. The following graphs break down responses from Ucluelet residents by key topics.

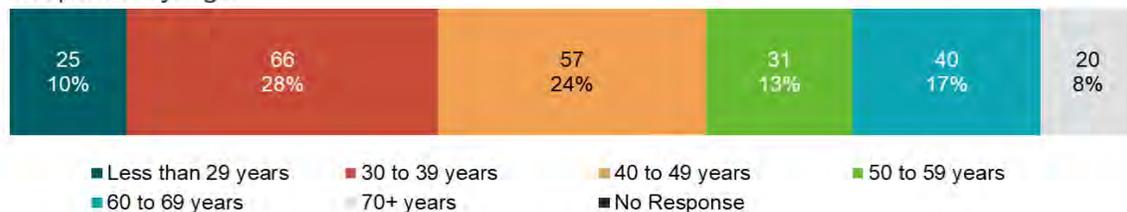
- More than half of respondents (62%) were younger than 50. About 28% were under 30 to 39 years old.
- The median before-tax income of respondent households was between \$70,000 to \$89,999 per year.

## District of Ucluelet Housing Needs Report

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- The greatest share of respondents (40%) were couples without children. Twenty-six percent (26%) were couples with children and 16% were single persons.
- Most respondents (56%) lived in a single-detached home. Fourteen percent (14%) lived in an accessory dwelling unit.
- The median reported housing cost is slightly more than \$1,500 per month.
- The majority of respondents (73%) indicated their housing met their needs. Twenty-two percent (22%) indicated it did not. For renters however, 49% reported their current housing situation was unaffordable and 44% said their current home did not meet their needs.

#### Response by Age



#### Response by Income



#### Response by Household Type



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### Response by Dwelling Type



### Response by Housing Cost



### Response by Housing Meets Need



## 1.5 EXISTING POLICY ENVIRONMENT

### Ucluelet Official Community Plan

In 2011, the District of Ucluelet adopted its most recent Official Community Plan (OCP). The OCP sets out a land use framework that is accessible, inclusive, and aligned with the community’s vision for the future. It considers the specific context of Ucluelet with respect to its neighbours, its unique geography, and its infrastructure limitations.

The OCP helps the community achieve its vision through specific policies that will guide decisions on planning and land use within Ucluelet’s boundaries. It is contextualized by key technical inputs on housing, transportation, the environment, infrastructure, community character, and the economy, as well as extensive community consultation. These inputs are the basis for the objectives and policies that are meaningfully rooted in Ucluelet’s local community context and determine how the District develops.

Importantly, the OCP lays out objectives and policies related to housing overall. These housing policies include:

Section	Policy
Affordable Housing 3.5.i.2	Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square, seniors’ housing, small lot single family housing, and secondary suites.
Affordable Housing 3.5.i.4	Continue to offer density bonuses in exchange for the provision of affordable housing units in multiple family and comprehensive developments.
Affordable Housing 3.5.i.8	Use comprehensive development zoning to promote rental housing development and accommodate special needs housing development, guest house accommodation, and the provision of housing for seasonal workers.
Affordable Housing 3.5.i.10	Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.
Affordable Housing 3.5.i.12	Encourage private, non-profit, and co-operatively run housing units.
Residential – Single Family 3.5.iii.1	Continue to acknowledge the role that single family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses, bare land strata) where appropriate.
Residential – General 3.5.iv.3	Cluster residential units to preserve natural areas where possible.

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The District of Ucluelet is currently in process of updating their OCP. Council reviewed the draft OCP in November 2021. The OCP's housing policies continue to promote most of those included in the existing 2011 version, but with notable additions like discussions surrounding short-term rental properties. New policies include (but may change after staff amendments):

Section	Policy (2020 Draft OCP)
Short-Term Housing Action Plan 3.131(A)	Continue the program to actively monitor and enforce short-term rentals.
Short-Term Housing Action Plan 3.131(C)	Identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property.
Short-Term Housing Action Plan 3.131(E)	Amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental.
Short-Term Housing Action Plan 3.131(K)	Develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues.
Affordable Housing 3.143	Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.
Affordable Housing 3.144	The District does not support strata conversion of previously-occupied rental housing units.
Affordable Housing 3.146	Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

## 2 Demography

### 2.1 POPULATION

#### Historical Population

Canada's residents are aging. Many are entering their retirement years in large quantities, often 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.

The West Coast Region, including the District of Ucluelet, deviates slightly from the isolated growth among senior cohorts. Instead of a shrinking youth and young adult segment, the West Coast demonstrates general growth (albeit at a slower pace than for older person totals).

Figure 2.1a highlights the total population for the District of Ucluelet 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 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.

**Figure 2.1a: 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	1,020	685	2,170	1,435	555	35	5,900
	Proportion	17%	12%	37%	24%	9%	1%	100%
	%Δ '06-'16	11%	-9%	31%	12%	88%	40%	20%
Ucluelet	Population	295	155	690	480	195	15	1,830
	Proportion	16%	8%	38%	26%	11%	1%	100%
	%Δ '06-'16	26%	-24%	39%	5%	86%	0%	21%

Source: derived from BC Statistics and Statistics Canada

From 2006 to 2016, Ucluelet's population grew about 21%, due to growth across most age cohorts. Only the 15 to 24 year cohort shrank during that time.

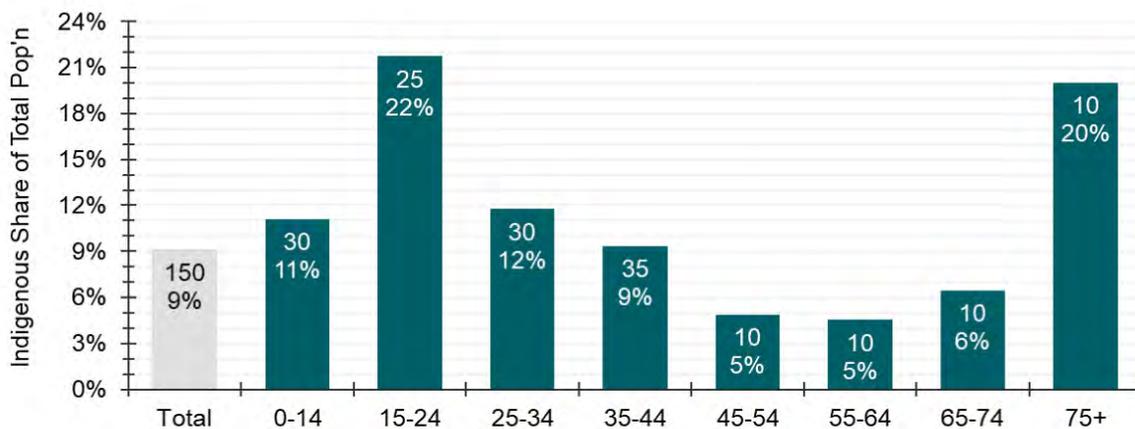
Total persons aged 25 to 44 had the greatest absolute growth with an increase of 195 people (39%), while seniors 65 to 84 years of age had the highest percent change at 86% (90 people). Noteworthy is the rise in total youth, expanding 26% (235 to 295) – faster than West Coast overall.

### Indigenous Population

In 2016, about 150 people identified as Indigenous in Ucluelet, or about 9% of the total population.

Off-reserve Indigenous peoples are often younger on average than the total population; there are higher proportions of children or young adults. Figure 2.1b illustrates the share of Indigenous people relative to the total population across each age cohort.

**Figure 2.1b: Ucluelet, Total Indigenous Population & Share of Total Population, 2016**



Source: Statistics Canada

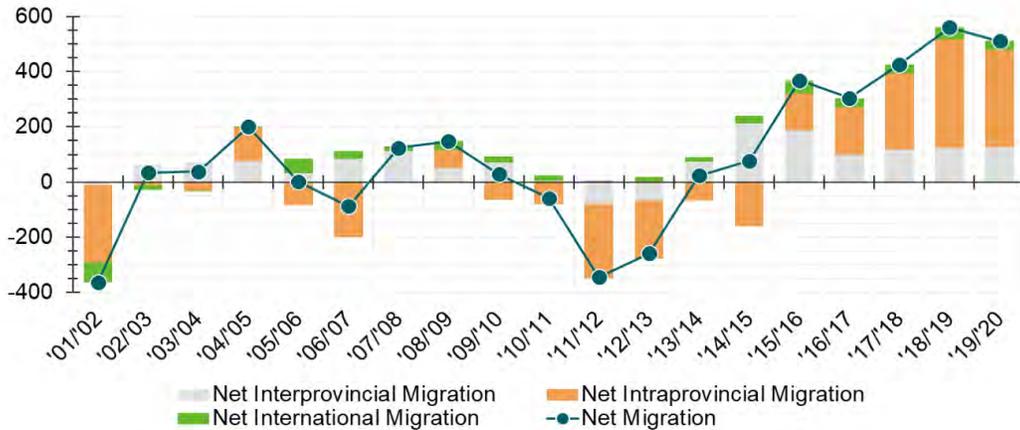
### Historical Migration (Regional District)

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 2.1c 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.

# District of Ucluelet Housing Needs Report

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Figure 2.1c: ACRD, Net Migration of People

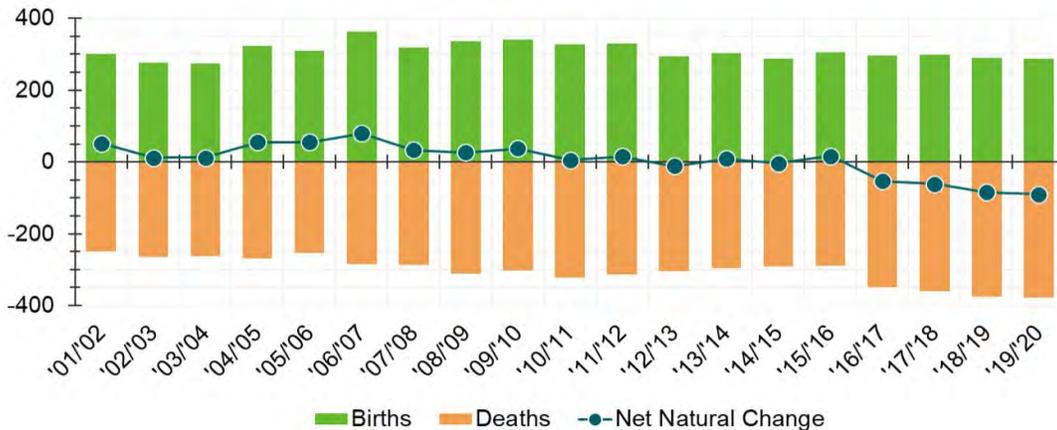


Source: Statistics Canada

Over the last two decades, the ACRD fluctuated between negative and positive net annual migration. Overall, Alberni-Clayoquot 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.

Over the last two decades, the ACRD reported that there were about 100 more births than deaths. Recent trends indicate that net natural population change is trending downwards (shown in Figure 2.1d), a result of aging populations. Net negative natural change will undoubtedly have implications for future regional and local age distributions, as well as how they are housed.

Figure 2.1d: ACRD, Net Natural Population Change (Births minus Deaths)



Source: Statistics Canada

Although detailed migration and natural population change data is unavailable at the municipal level, it is reasonable to anticipate that some of these trends would exist within the District of Ucluelet. Especially the elevated rates of in-migration as people/households appear to be choosing the small-town coastal lifestyle.

**Persons with Disabilities (British Columbia)**

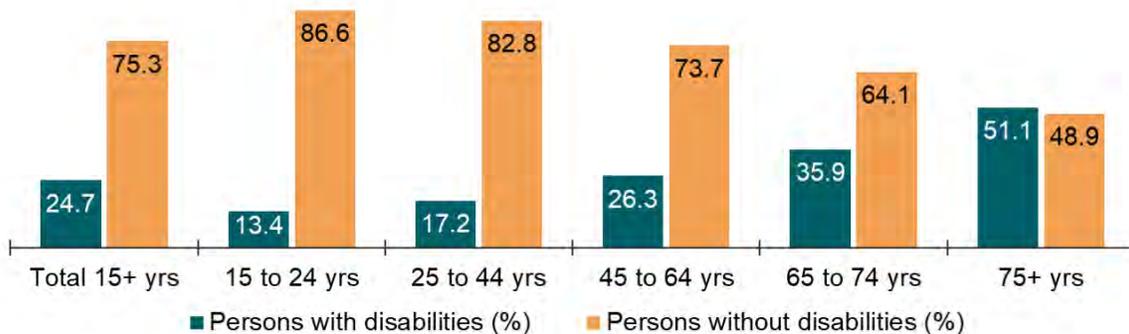
Statistics Canada released its 2017 Canadian Survey on Disability in 2019. This report, and its dataset, offers national and provincial insights into the prevalence of disability across Canada, including the type and severity of a disability, as well as the economic circumstances for persons with one or more disabilities. Unfortunately, data representing more granular geographies like Ucluelet 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 the District of Ucluelet, that would mean about 380 residents could be living with a disability.

**Figure 2.1e: % of Population w/ 1+ Disability by Age Cohort, British Columbia, 2017**

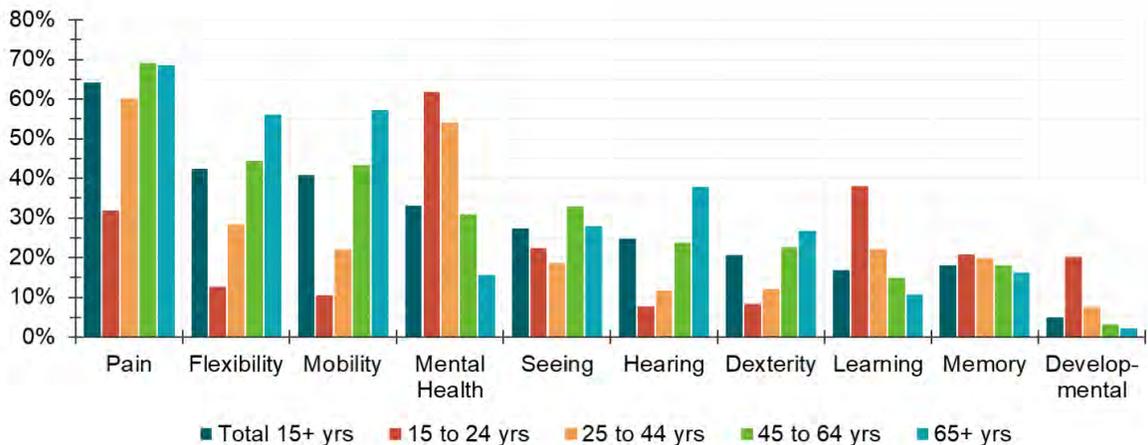


*Source: Canadian Survey on Disability 2017*

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 2.1f: % 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**

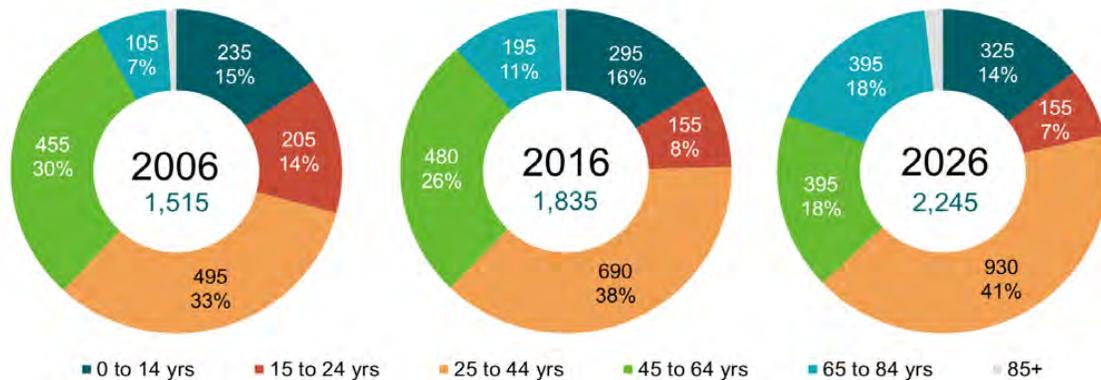
Population projections use what is known as the "Shift Share" method to anticipate population growth within each 5-year age cohort. The model considers the historical population change of each community (measured as a proportion of the West Coast's population), and adjusts these changes using BC Statistics' West Coast Community Health Service Area (CHSA) projections. Greater detail about the projection method is available at the end of the Glossary.

Figure 2.1g illustrates the historical and anticipated numerical changes to the Ucluelet population in 2006, 2016, and 2026. Figure 2.1h 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.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 2.1g: Ucluelet, Historical & Anticipated Population Distribution



Source: derived from Statistics Canada

Projections suggest that Ucluelet’s population may rise at about its historical pace over the near future, with anticipated growth of 22% from 2016 to 2026. Like historical trends, total population growth should be spread out across several age cohorts. The exceptions are total people 45 to 64 years old dropping 18% and total young adults (15 to 24) remaining the same.

Greatest growth could again occur among seniors, increasing 107% (210 to 435) over ten years. Our estimates suggest that this cohort may already be 320 people large in 2021. The largest age cohort (those 25 to 44) should see substantial growth over ten years, rising 35% or 240 people.

Figure 2.1h: 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%
Ucluelet	Population	325	155	930	395	395	40	2,240
	Proportion	15%	7%	42%	18%	18%	2%	100%
	%Δ '16-'26	10%	0%	35%	-18%	103%	167%	22%

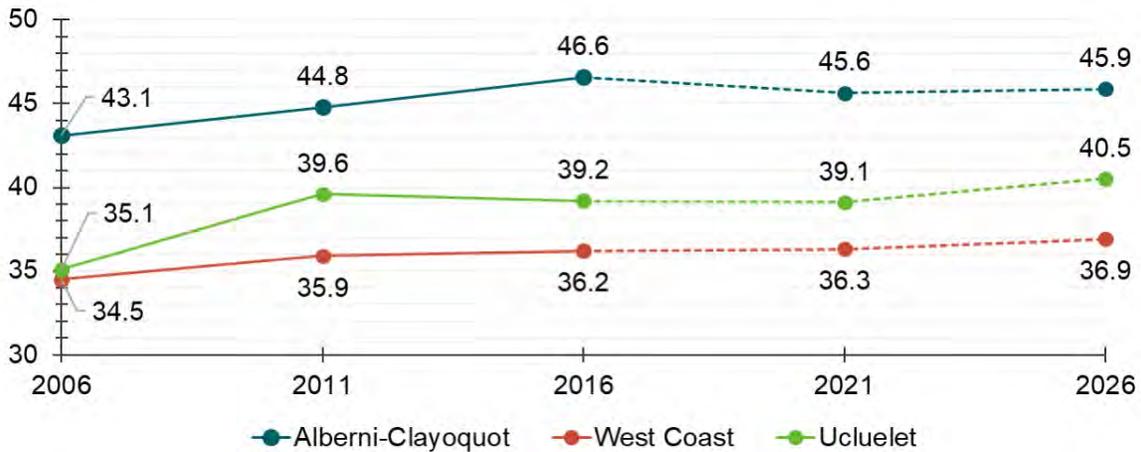
Source: derived from Statistics Canada

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.

### Median Age

The West Coast Region is generally younger than the Alberni-Clayoquot Regional District, with the District of Ucluelet as no exception in 2016 with a median age of 39.2. Ucluelet is generally older than West Coast overall, marked by a significant rise from their similar median in 2006.

**Figure 2.1i: Historical & Anticipated Median Age by Community**



*Source: derived from Statistics Canada*

Due to anticipated growth in older age cohorts, the median age could gradually increase to about 40.5 in 2026, higher than West Coast overall but still noticeably lower than the ACRD overall.

## 2.2 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 couple with children, lone parents, 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.

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 2.2a 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 2.2a: 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	60	380	475	305	345	255	75	1,905
	Proportion	3%	20%	25%	16%	18%	13%	4%	100%
	%Δ '06-'16	-8%	21%	17%	-25%	44%	104%	7%	16%
Ucluelet	Households	10	135	215	115	130	105	30	740
	Proportion	1%	18%	29%	16%	18%	14%	4%	100%
	%Δ '06-'16	-67%	-7%	87%	-36%	30%	110%	20%	15%

Source: derived from Statistics Canada

In 2016, Ucluelet had 15% more households than it did a decade prior (645 to 740). The pace of total household growth is slower than that of population (15% versus 21%). 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 dive into these trends.

Like for the total population, household growth dispersed across multiple maintainer age cohorts. Unlike population, there was a 35% drop in total household maintainers aged 45 to 54.

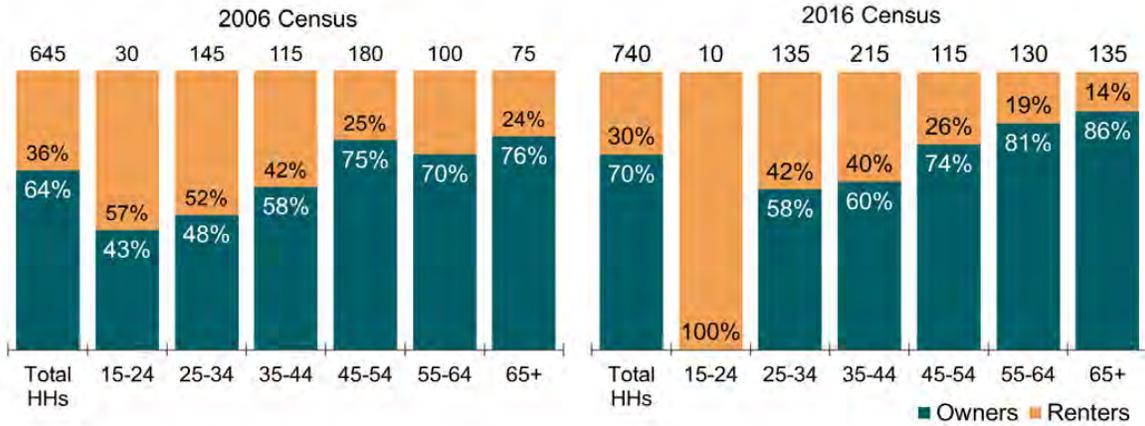
Greatest relative change occurred among recently retired (65 to 74) primary maintainers at 110%. Greatest absolute change was in the 35 to 44 year old maintainer cohort, expanding by 100 households over the decade.

### Household Tenure

From 2006 to 2016, the District of Ucluelet has decreased its share of renter households, from 36% to 30%. Since 2006, renter household growth has been outpaced by that of owners, decreasing 4% (230 to 220) versus an increase of 25% (415 to 520), respectively.

There has been a shift to owner occupied housing across most household maintainer age cohorts. The only two not to are maintainers 15 to 24 (whose totals are too small to accurately comment on a change) and for maintainers 45 to 54 years old with a 1 percentage point shift of more proportional renter households. The latter is due to higher percent loss of owner households than renter households over the ten year period. The yearly cohort percentages, as well as total cohort sizes, can be found in Figure 2.2b.

Figure 2.2b: Historical Proportion of Tenure by Maintainer Cohort



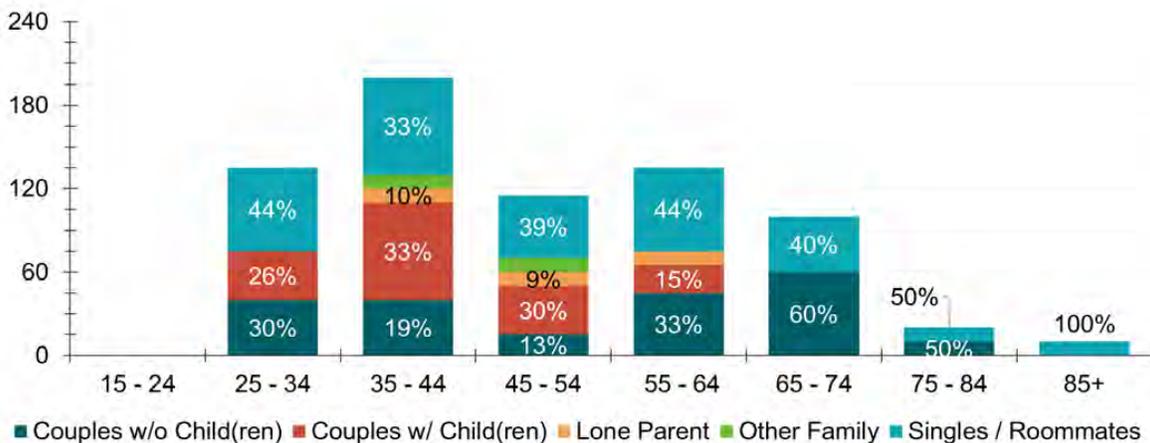
Source: Statistics Canada

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

### 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) couples without children, (2) couples with children, (3) lone parents, (4) non-census families (herein known as single people or roommate households) by primary maintainer age.

Figure 2.2c: Total & Proportion of Household Type by Maintainer Age Cohort, 2016



Source: Statistics Canada

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

As of the 2016 Census, about 29% of Ucluelet households were couples without children, 22% were couples with children, 7% were lone parent households, and 39% were either single person or roommate households.

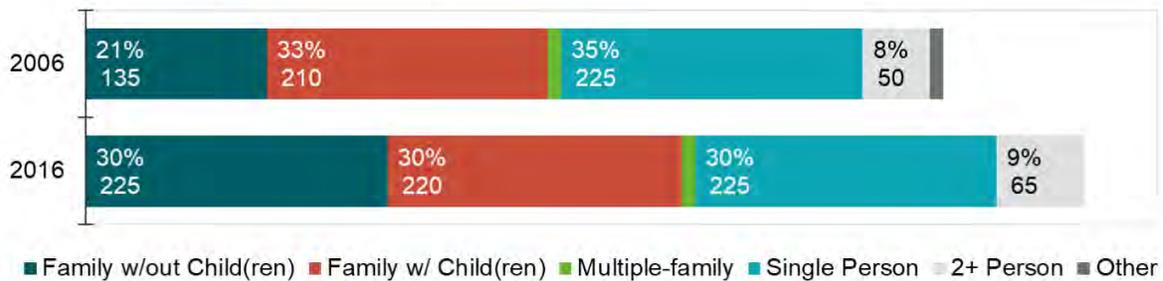
Couples with children were most prevalent among the 35 to 44 maintainer age group. The share of couples without children is highest among near retired and retired populations, representing both local empty-nesters and in-migration from other geographies.

Single person / roommate households often represented a considerable share of the households in each age group, with noticeably high rates among those aged 55+. Some higher rates do also exist among young maintainer age cohorts, which may represent households living in the community on a short-term basis to fill tourism sector work.

Overall, about 31% of owner households had a child at home (whether a couple or lone parent). About 20% of renter households included a child. The majority of renter households (59%) were either people living alone or with a roommate.

Figure 2.2d compares the total and distribution of household types in 2006 and 2016. Note that “families with children” includes lone parents (they are not separated into couples and lone parents like above). Over the decade, households that were families without children rose 67%, families with children 5%, single persons 0%, and 2+ persons 30%.

**Figure 2.2d: Historical Total & Proportion of Household Type**



Source: Statistics Canada

### Household Size

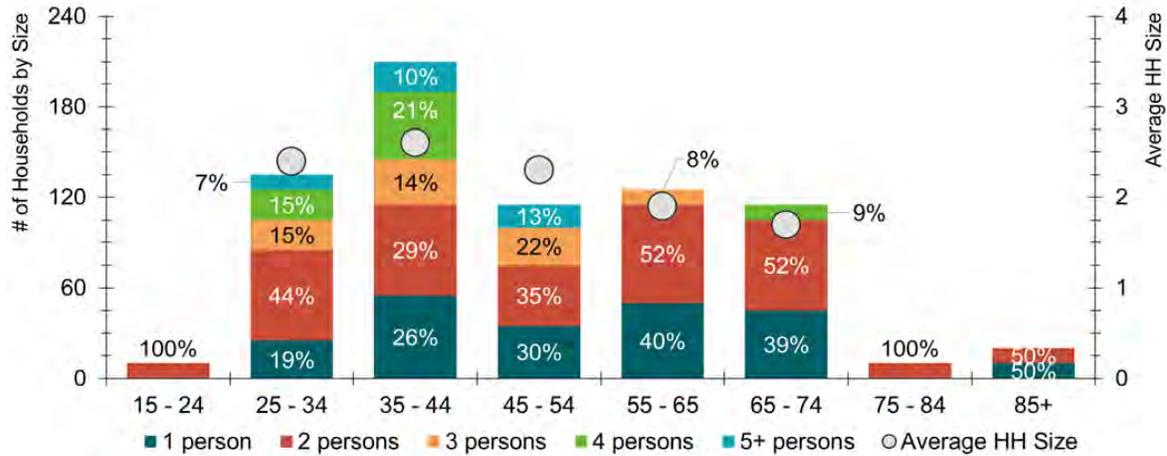
In 2016, about 72% of households were 2 or fewer persons large. In the same year, the average household had 2.2 persons, with the highest average occurring for 35 to 44 year old maintainer households at 2.6.

Owner households generally exhibited a higher average household size (2.3) than renter households (2.0), attributed to the increased prevalence of families with children that occupy the former. Overall, no maintainer segment demonstrated a majority of its households being 3 or more people large (shown in Figure 2.2e). The closest was 35 to 44 years old at 45%.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 2.2e: Total & Proportion of Household Size by Maintainer Age Cohort, 2016



Source: Statistics Canada

Figure 2.2f illustrates the change in the total and distribution of household sizes between 2006 and 2016. Over the decade, all household sizes but 1 persons grew, with the greatest percent change occurring within 2 person households (43%), followed by 5+ persons households (25%) and 3 person households (20%).

Figure 2.2f Historical Total & Proportion of Household Size



Source: Statistics Canada

### Anticipated Households

Household growth is an important fundamental component of housing demand. By definition a household requires an available dwelling to occupy. Therefore, household projections are (simplistically) synonymous with the increase in housing stock required to accommodate expected population changes (note that overall housing demand is also influenced by economic and fiscal factors, but these are omitted from the exercise for simplification).

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

Projecting future growth in the number of households requires two related data inputs:

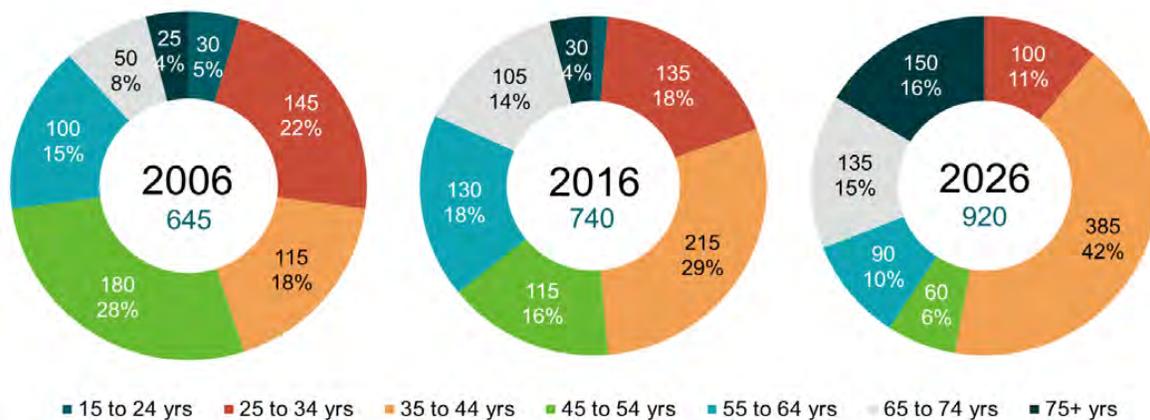
- 1) population projections, and
- 2) the historical proportion of maintainers by age cohort, divided by the total people in that cohort (known as the headship rate).

We calculated total demand by applying the headship rate from (2) to the change in how many people there are at a given age determined by (1). Figure 2.2g illustrates the distribution of household maintainer ages in 2006, 2016, and 2026. Figure 2.2h indicates what percent change each maintainer age cohort group could expect to experience from 2016 to 2026.

From 2016 to 2026, total households may grow 24% (740 to 920), faster than historical trends and marginally faster than anticipated population change. Growth may be primarily led by senior age cohorts and adults 35 to 44 years old. Specifically, maintainers 65 or older may grow 111% (135 to 285) between 2016 and 2026, while total maintainers aged 35 to 44 may rise 79% (215 to 385), corresponding to the increases among similar population cohorts.

Anticipated increases to total households should occur, despite the greater potential decrease in middle-aged/near retirement adult maintainers. Between 2016 and 2026, there could be 39% (245 to 150) fewer households with a maintainer aged 45 to 64.

**Figure 2.2g: Historical & Anticipated Household Age Distribution**



Source: derived from BC Statistics and Statistics Canada

Higher total household growth than population growth means that projections anticipate a continued reduction in the average household size, largely attributed to the rapid rise in senior households who have fewer dependents or may live alone. This may also be attributed to the lifestyles associated with coastal towns where there is higher prevalence of small households among non-retired age cohorts.

**Figure 2.2h: Total HHs & Maintainer Cohorts '26 and % Change '16-'26**

		15 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	Total
West Coast	Households	90	405	745	270	240	355	440	2,545
	Proportion	4%	16%	29%	11%	9%	14%	17%	100%
	%Δ '16-'26	-29%	9%	54%	-10%	-30%	39%	418%	34%
Ucluelet	Households	0	100	385	60	90	135	150	920
	Proportion	0%	11%	42%	7%	10%	15%	16%	100%
	%Δ '16-'26	-100%	-26%	79%	-48%	-31%	29%	400%	24%

Source: derived from Statistics Canada

### Anticipated Household Characteristics

We can estimate additional characteristics about these anticipated households by using previous Census data to determine how other attributes, such as size and tenure, relate to specific age cohorts and apply those relationships to the expected age distributions of the anticipated household growth. This can inform us of the types of housing that may be required in the near future as a result of these growing and changing households.

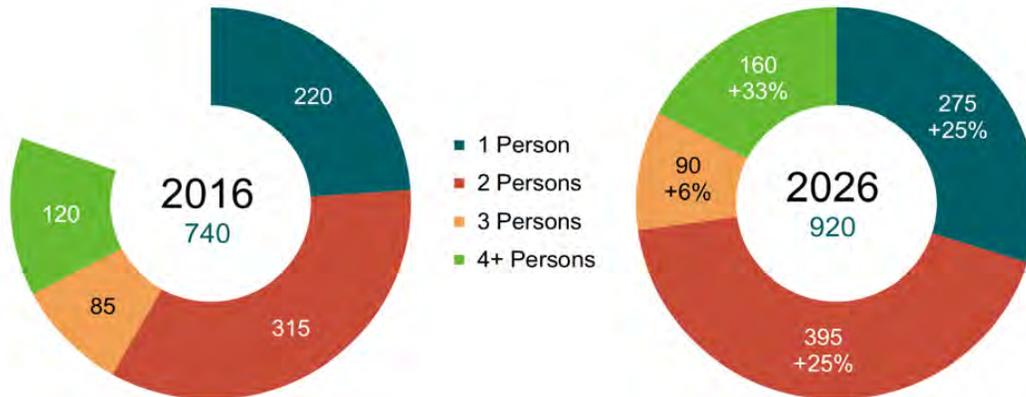
It must be recognised that this approach is, at best, an educated guess. It considers historical trends that are likely to be less accurate as we peer further into the future, and relies on other estimates (projected population and households) as key inputs. Finally, it only quantifies the change in demand expected from changes in the number and age of people in the study area.

Housing demand can be influenced by economic trends, monetary policy, government policy, and conditions in the housing market itself. As a result, these estimates should be understood to be the bare minimum change that might be required as a consequence of expected demographic changes while maintaining all other aspects of the status quo. Therefore, when applying these estimates to housing policy development it should be recognised that additional housing may be required to address other issues, such as existing gaps, supply shortfalls, or changes in demographic trends that deviate from past patterns.

### Anticipated Household Size

One of the simplest ways to describe a household is its size, or how many people permanently live in the shared dwelling at a given time. Figure 2.2i demonstrates how demand generated by different household sizes may change from 2016 to 2026.

**Figure 2.2i: Housing Demand by Household Size (% Change '16-'26)**



Source: derived from Statistics Canada

By 2026, Ucluelet could see an increase across all defined household sizes, with greatest gains among 4+ person households (often younger couples with children or multi-generational families). Smaller sizes are not far behind due to noticeable relative growth among older residents who may live alone or only with a partner.

### Anticipated Household Tenure

Important to local governments is the evolution of tenure characteristics; how many households own or rent the dwelling that they permanently reside in. Figure 2.2j anticipates how the demand for tenure may change from 2016 to 2026.

**Figure 2.2j: Housing Demand by Tenure (% Change '16-'26)**



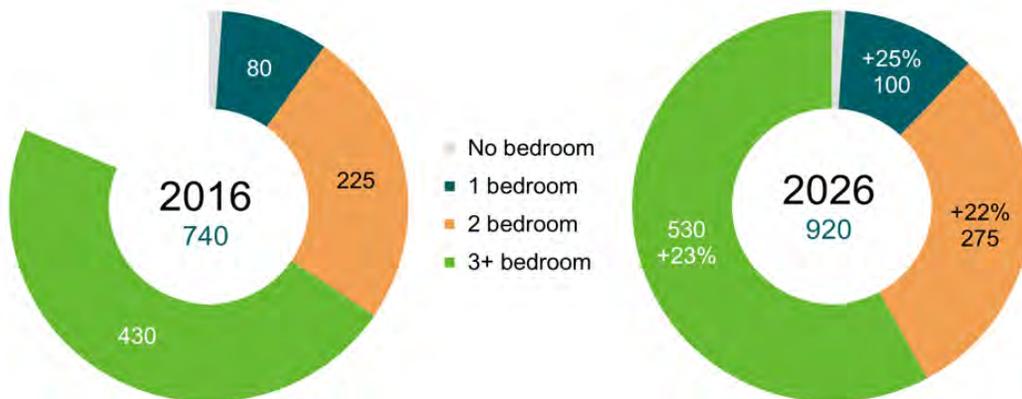
Source: derived from Statistics Canada

By 2026, the pace of growth in demand by Ucluelet owner households may outpace that of renters. This is predominantly influenced by the greatest percentage increase in senior households who have historically had high rates of homeownership. In 2006, 36% of households rented, decreasing to 30% by 2016. Projections anticipate by 2026, shy of 27% of households may rent or contribute to demand for rentals.

**Anticipated Dwelling Size (Bedrooms)**

Also important to local governments is the evolution of the demand for particular sizes of dwellings; might there be a shift in preference in the square footage of a home based on the size of a household. Figure 2.2k anticipates how the demand by dwelling size (based on bedroom totals) may change from 2016 to 2026.

**Figure 2.2k: Housing Demand by Dwelling Size (% Change '16-'26)**



Source: derived from Statistics Canada

By 2026, the pace of growth in demand for 3+ bedroom dwellings could reach 23% (or to 530 units), while demand for 1- and 2-bedroom dwellings may expand 25% and 22%, respectively. The relative growth of dwelling sizes is largely influenced by the demand by household size presented above.



## 3 Economy

### 3.1 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 regards to summarizing labour force activity. Note that tables in this section include green text that denotes a positive change (i.e. greater participation or less unemployment) while red text denotes a negative change (i.e. fewer people in the labour force or increased unemployment).

In 2016, Statistics Canada reported a total Ucluelet labour force of 1,070 people (those working or actively seeking work, and who are 15+ years old), equating to a 77.7% participation rate. In other words, many more people are contributing to the local or broader economy via employment than otherwise.

Ucluelet's labour force jumped close to 9% between 2006 and 2016. At the same time, the total people in the non-labour force increased by 42%. Noticeably greater growth in the non-labour force versus the labour force is common across most Canadian communities. It is largely a consequence of a rapidly aging/retiring population. With population projections anticipating a continued expansion of the retired population, the non-labour force should grow even more. Nevertheless, Ucluelet's participation should remain reasonably above 50% over the foreseeable future since working age adult cohorts do also project growth.

Figure 3.1a: Ucluelet, Labour Force Statistics by Sex & Percent Change

	2016			% Change '06-'16		
	Total	Male	Female	Total	Male	Female
Total Pop (15+ yrs old)	1,370	675	695	14.2%	7.1%	16.8%
In Labour Force	1,070	545	525	8.6%	3.8%	8.2%
Employed	1,005	505	495	9.8%	5.2%	6.5%
Unemployed	65	40	30	-7.1%	-20.0%	50.0%
Not in Labour Force	305	135	175	41.9%	28.6%	59.1%
Participation Rate (%)	77.7	80.7	75.5	-4.4	-2.6	-6.0
Employment Rate (%)	73.0	74.8	71.2	-3.3	-1.4	-7.0
Unemployment Rate (%)	6.1	7.3	5.7	-1.5	-2.2	+1.6

Source: Statistics Canada

Total female residents in the labour force grew about 8%, double the pace of males. However, female participation is slightly less than males in the Ucluelet labour force, at 75.5% versus 80.7% respectively. Historical trends suggest that female participation is falling faster than for males, widening the gap in parity.

In 2006, unemployment was at 7.6%. Since then, it decreased to 6.1% in 2016. In both 2006 and 2016 men had higher unemployment rates than women in Ucluelet.

**Figure 3.1b: Ucluelet, Labour Force Statistics by Tenure & Percent Change**

	2016			% Change '06-'16		
	Total	Owner	Renter	Total	Owner	Renter
Total Pop (15+ yrs old)	1,370	1,030	345	14.2%	30.4%	-15.9%
In Labour Force	1,070	795	275	8.6%	27.2%	-22.5%
Employed	1,005	750	255	9.8%	31.6%	-25.0%
Unemployed	65	50	20	-7.1%	-16.7%	33.3%
Not in Labour Force	305	230	75	41.9%	43.8%	36.4%
Participation Rate (%)	77.7	77.6	78.6	-4.4	-2.7	-8.0
Employment Rate (%)	73.0	72.7	72.9	-3.3	+0.1	-11.3
Unemployment Rate (%)	6.1	5.7	7.3	-1.5	-3.8	+3.1

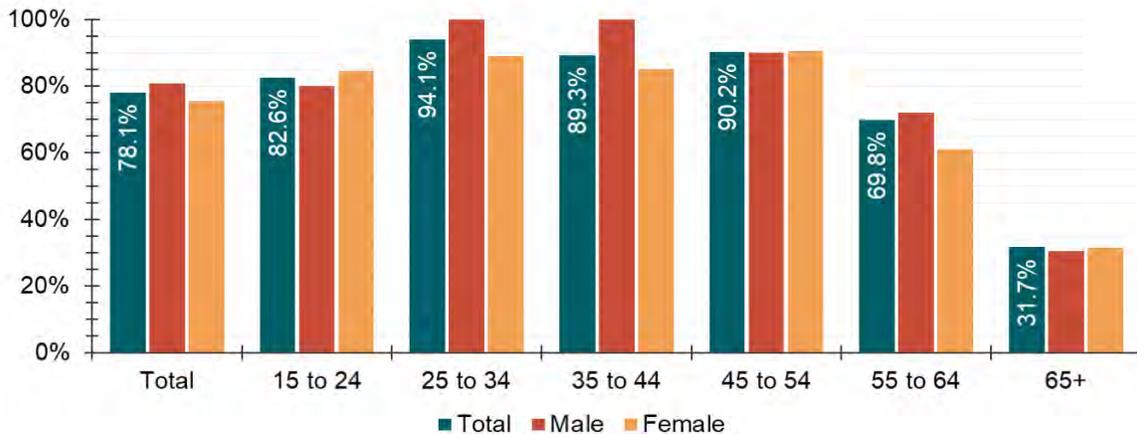
Source: Statistics Canada

Total renting residents in the labour force decreased by 23% over ten years, as opposed to the rate of owners increasing by 27%. Relatedly, renter participation shot down 8.0 points over the decade, reaching 78.6% versus 77.6% for owners.

### Participation by Age & Sex

Two types of work are fundamental to capitalist societies: paid employment associated with the waged economy, and unpaid domestic labour (like child, elder, and home care). For a variety of reasons, women tend to spend more time on unpaid work than do men. According to 2015's General Social Survey (GSS) on Time Use, women in Canada spent an average of 3.9 hours per day on unpaid work as a primary activity—1.5 hours more than men (2.4 hours).

**Figure 3.1c: Ucluelet, Rate of Participation (%) by Age & Sex, 2016**



Source: Statistics Canada

While women tend to spend more time on unpaid work than men, they are less likely to participate in the labour market and, when they do, they are more likely to be employed on a part-time basis. Based on data from the 2016 Census, 61.0% of Canadian women participated in the labour market, compared with 69.6% of men. In Ucluelet, about 75.5% of women participated in the labour force, versus 80.7% of men. Women are more likely to participate in the economy in early adulthood than men. This relationship switches over the next few cohorts with the increased likelihood of children in the home.

Based on 2015 GSS results, employed women usually spent an average of 5.6 hours less per week on all jobs than did men (35.5 versus 41.1 hours). Women spent an average of 3.9 hours per day on paid work, while men spent an average of 5.2 hours per day on paid work.

The total work burden of women and men was equivalent in 2015 (7.8 and 7.6 hours, respectively). However, when unpaid work performed as a simultaneous activity was included, women's total work burden was an average of 1.2 hours greater per day than men's in 2010 (9.1 versus 7.9 hours).

These findings highlight increased probability of lower earnings for female workers, as they are more likely to take on the burdens of unpaid labour than male workers, which translates to reduced capacity to reasonably affordable shelter. This is particularly noticeable for female lone parents (discussed in the Income section).

### 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 3.1d summarizes the community's distribution of employment across NAICS industries, with a focus on an individual's sex and housing tenure type.

Figure 3.1d: Ucluelet, NAICS Industry of Employment by Tenure Type & Sex, 2016

NAICS Code	Industry Title	Total People	% Share	By Tenure		By Sex	
				Owners	Renters	Female	Male
72	Accommodation & Food Services	285	26.8%	72%	28%	48%	52%
44-45	Retail Trade	100	9.4%	90%	10%	53%	47%
11	Agriculture, Forestry, & Fishing	85	8.0%	76%	24%	14%	86%
23	Construction	70	6.6%	86%	14%	0%	100%
31-33	Manufacturing	70	6.6%	86%	14%	33%	67%
48-49	Transportation & Warehousing	65	6.1%	69%	31%	55%	45%
61	Educational Services	65	6.1%	62%	38%	75%	25%
62	Health Care & Social Assistance	60	5.6%	83%	17%	82%	18%
91	Public Administration	45	4.2%	44%	56%	63%	38%
71	Arts, Entertainment, & Recreation	45	4.2%	56%	44%	20%	80%
56	Administrative & Support	40	3.8%	75%	25%	50%	50%
81	Other Services (excl. Public Admin)	40	3.8%	63%	38%	71%	29%
54	Professional Services	35	3.3%	100%	0%	100%	0%
52	Finance & Insurance	15	1.4%	100%	0%	50%	50%
53	Real Estate and Rental & Leasing	15	1.4%	100%	0%	100%	0%
41	Wholesale Trade	10	0.9%	100%	0%	n.a.	n.a.
51	Information & Cultural Industries	10	0.9%	0%	100%	100%	0%
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.
	<b>Total Industries</b>	<b>1,065</b>		<b>75%</b>	<b>25%</b>	<b>49%</b>	<b>51%</b>

Source: Statistics Canada

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

- 1) Accommodation & Food Services – 285 (26.8%);
- 2) Retail Trade – 100 (9.4%); and
- 3) Agriculture, Forestry, & Fishing – 85 (8.0%).

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

The three industries (with total employment above 20) with the greatest proportion of employees in rental housing (2016) were:

- 1) Public Administration – 56%;
- 2) Arts, Entertainment, & Recreation – 44%; and
- 3) Educational Services – 38%.

The three industries (with total employment above 20) with the greatest number of female employees (2016) were:

- 1) Professional Services – 100%;
- 2) Health Care – 82%; and
- 3) Educational Services – 75%.

### 3.2 INCOME

Overall, Ucluelet median before-tax household income grew about 6% from 2005 to 2015, or from about \$57,000 to \$61,000. The increase is largely due to a rise in households earning more than \$100,000 and a decrease in those earning below \$40,000

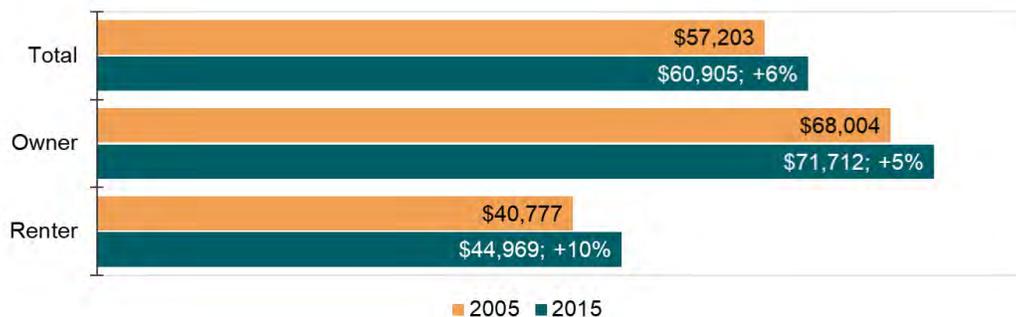
About 160 households earned above \$100,000 in 2015, versus 125 in 2005 (an increase from a 19% share of total households to 22%). About 220 households earned below \$40,000 in both 2005 and 2015.

Please note that income data refers to one year prior to a Census. For instance, income in the 2006 and 2016 censuses would reflect incomes from the 2005 and 2015 tax years. Incomes are also reported in 2015 dollars (thus, 2005 incomes have been adjusted for inflation).

#### Household Income by Tenure

Figure 3.2a compares the 2005 and 2015 before-tax household earnings of Ucluelet's owner and renter households. In 2015, the median owner household earned about \$71,700 before tax, while the median renter household earned \$45,000. The former is a 5% increase from a decade prior, while the latter is a 10% increase.

**Figure 3.2a: Median Before-Tax HH Income by Tenure & % Change '05-'15 (2015 dollars)**

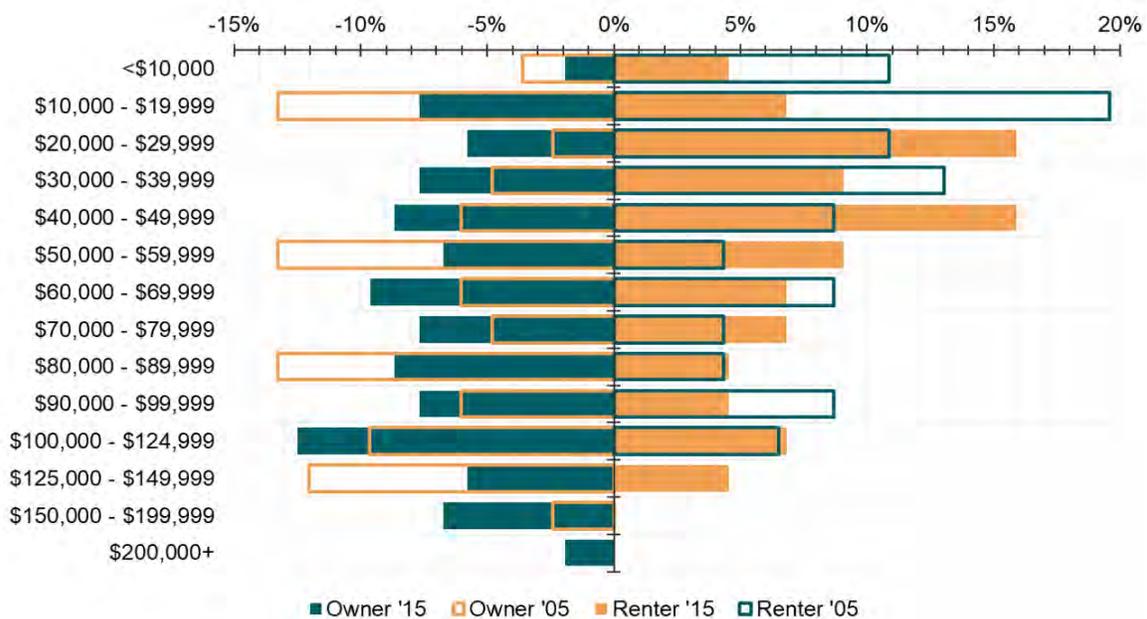


Source: Statistics Canada

Figure 3.2b illustrates the distribution of how many households fall within each income range based on their tenure in a given year. In 2015, 36% of renter households earned less than \$40,000, compared to 23% of owners. These shares were 54% and 24%, respectively, in 2005, suggesting that households within both tenure types are generally transitioning to higher income brackets.

Alternatively, 26% of owner households earned above \$100,000 (up from 25% in 2005), while renter households earning above \$100,000 remained about the same at 11%.

**Figure 3.2b: Ucluelet, Median Before-Tax Household Income Distribution by Tenure**



Source: Statistics Canada

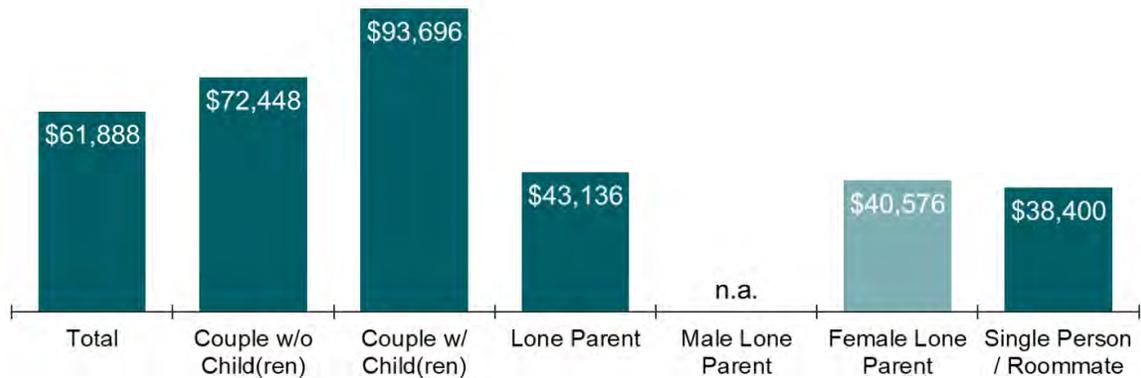
**Household Income by Family Type**

Statistics Canada provides income statistics for different family structures, categorizing them by their “census family” types (see Glossary). Briefly, the family types are as follows: couples without children, couples with children, lone parents (male and female), and non-census families (referred to here as single persons or roommate households).

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

Figure 3.2c: Median Before-Tax Household Income by Family Type, 2016



Source: Statistics Canada

Statistics Canada data from 2015 reports that the median Ucluelet couple with children earned the greatest income (about \$93,700), followed couples without children (\$72,400), and lone parents (\$43,100). The median means that half of household in each category earn more than the median amount and half earn below.



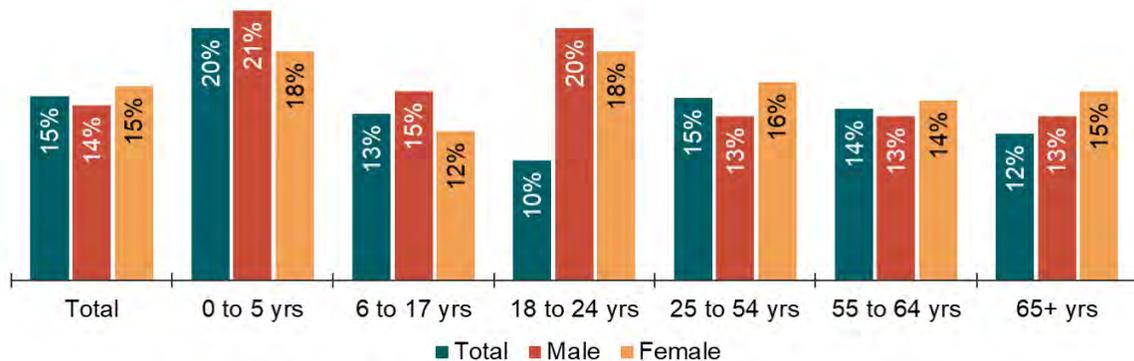
Couples with children often earn more than their counterparts because they are more likely to include dual income earners at times in their lives where they are earning reasonably high incomes based on experience in their fields. The median couple without children includes young couples at the onset of their careers and retired couples who live off investments and savings. Both scenarios typically result in lower household incomes.

There were about 45 lone parent households in Ucluelet in 2016 (about 6% of all households). Female lone parents made up about 90% of lone parent households. ACRD data indicates that female lone parents earned about 21% less than male lone parents in 2015.

### 3.3 LOW-INCOME HOUSEHOLDS

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 3.3a: LIM-AT Prevalence by Cohort & Sex, 2015**



Source: Statistics Canada

In 2016, about 11% of Ucluelet residents (190 people) belonged to a household below the LIM AT threshold. Of those 190, about 40 were children younger than 18 (or 14% of the cohort's total population). Low income prevalence generally decreases across older cohorts.

About 100 men and 90 women reported belonging to a low income household. Prevalence is highest for females in early childhood and early adulthood, but is overall lower than that of males across other reported age cohorts.

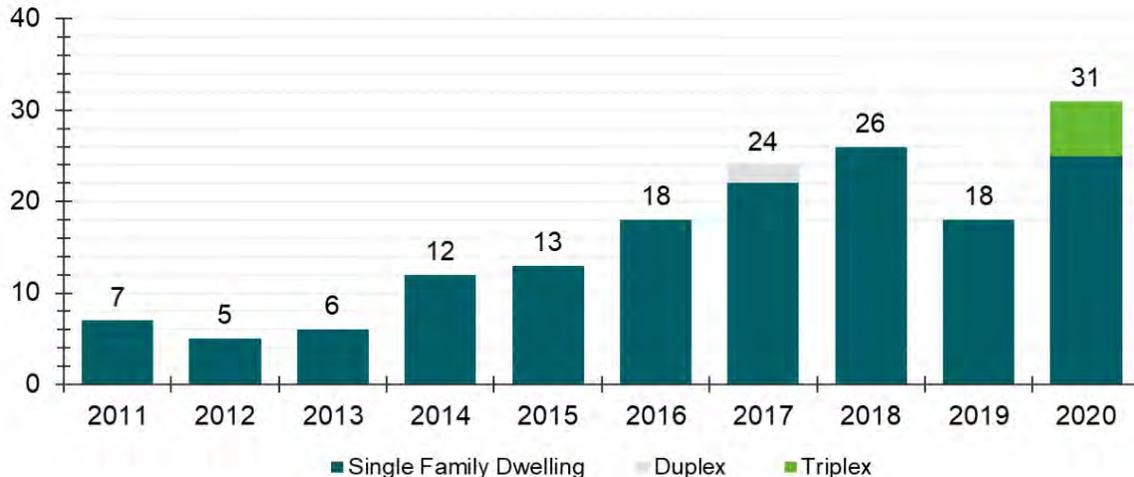
## 4 Housing

### 4.1 RESIDENTIAL CONSTRUCTION ACTIVITY (STARTS)

Over the last decade, the District of Ucluelet has began building about 16 dwelling units annually. However, since 2011 there has been a gradual increase in activity, up until the peak of 31 starts in 2020. Consequently, the last half-decade exhibited the greatest volume, accounting for 73% of total decade starts and on average 23 annual starts since 2016.

The rise in construction activity is mostly centred around new single family dwellings, with marginal activity from duplex and triplex development in 2017 and 2020, respectively.

Figure 4.1a: Residential Construction Activity (Starts), '11-'20



Source: Local Government

### 4.2 HOUSING INVENTORY

In 2016, Statistics Canada reported that Ucluelet had 737 total homes occupied by a permanent or usual resident (see Glossary), up 15% from 2006. Information is only available for these usual residents and not the 104 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 communities 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.

## District of Ucluelet Housing Needs Report

### 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" or "mobile home."

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

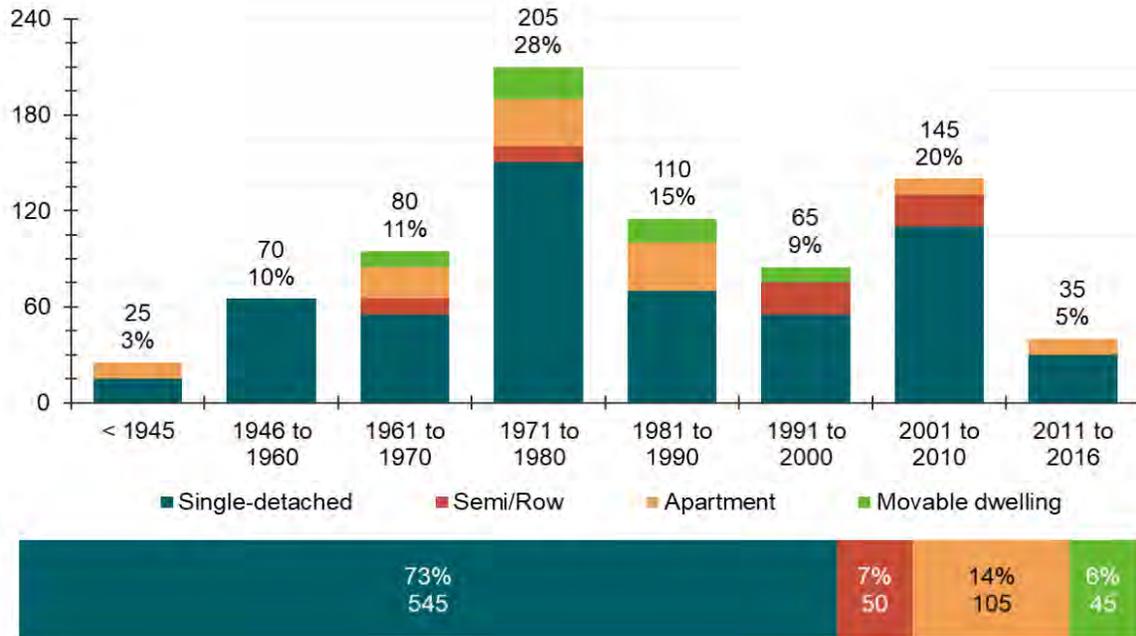
### Dwelling Age & Dwelling Type

According to the 2016 Census, about 73% of the District of Ucluelet's dwelling stock (occupied by a usual resident) is made up of single-detached dwellings. Apartments made up the next greatest share (14%), followed by semi-detached/rowhouse dwellings (7%) and movable (manufactured) homes (6%). Figure 4.2a illustrates the distribution of construction activity over the last century, as well as the total dwelling units by type constructed in each period.

The greatest volume of construction occurred in the 1970s, reaching about 205 units (28% of the dwelling stock). Construction activity looks to have been cyclical, with drops in the 1980s and 1990s followed by an increase in the 2000s.

Between 2011 and 2016, Ucluelet appeared to introduce fewer units to the local market compared to the decade prior. Construction starts data from the District of Ucluelet suggests that this slow first half of the decade may be met with considerable activity during the second half, particularly among single family dwellings.

**Figure 4.2a: Dwelling Inventory by Age & Size, 2016**



Source: Statistics Canada

### 4.3 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 and rural areas.

Thankfully, the Coastal Family Resource Coalition have put in the time and effort of scanning local classified ads for rental units, collecting unit rents and characteristics since 2012. Figures 4.3a summarizes the change in rents by unit size for the District of Ucluelet.

Since 2012, overall rent prices may not have grown (in 2020 dollars). However, 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 13%.

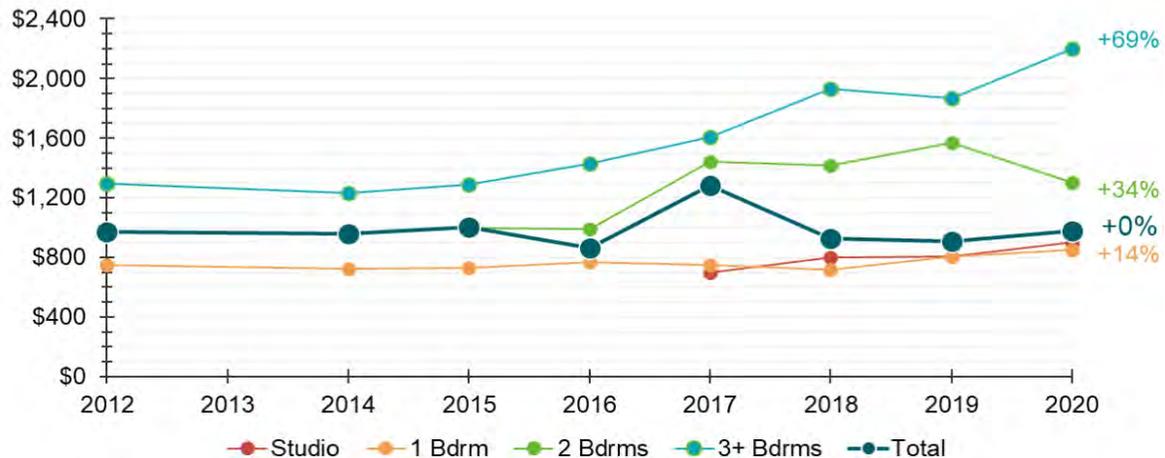
The main contributor to the irregular overall trend is how the sample rents are distributed. Since 2012, about 54% of collected rents were for 1-bedroom units, 21% were for 2-bedrooms, and 23% were for 3+ bedrooms.

## District of Ucluelet Housing Needs Report

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If we solely look at trends by unit size, we see that rents for 1-bedroom may have increased 14%, 2-bedrooms 34%, and 3+ bedrooms 69% since 2012.

**Figure 4.3a: Ucluelet, Historical Median Rent Prices (2020 dollars), % Change '12-'20**



Source: Coastal Family Resource Coalition

## 4.4 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.

### Sales Activity

Residential sale volumes over the last decade appear to grow gradually from 2012 to 2017, with a small drop in 2018 through 2020. The highest year of real estate activity occurred in 2017 with 60 home sales, followed by 55 transactions in 2016.

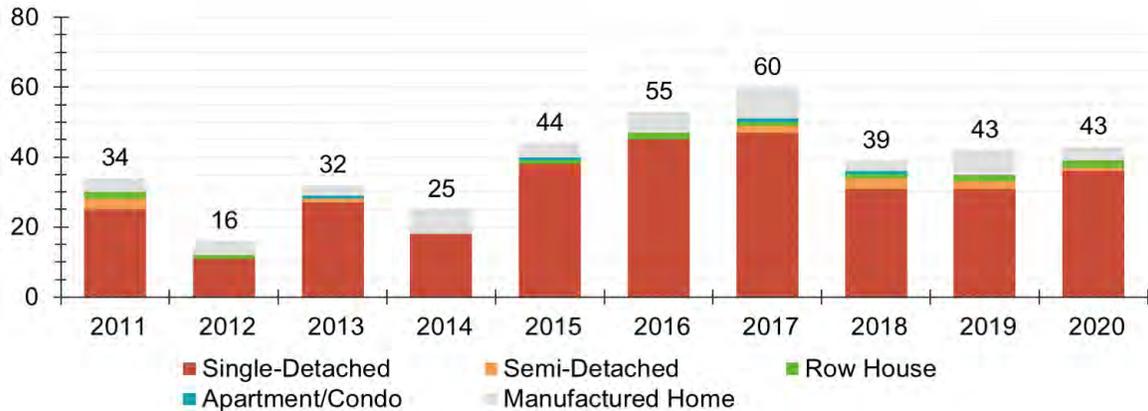
Since 2011, single-detached homes have made up about 79% of sold properties, followed by manufactured homes (13%), row houses (3%), and semi-detached homes (3%).

Apartments/condos exhibited the lowest share of units at 1%, with a maximum of 1 sale annually.

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Figure 4.4a: Historical Sales Volumes



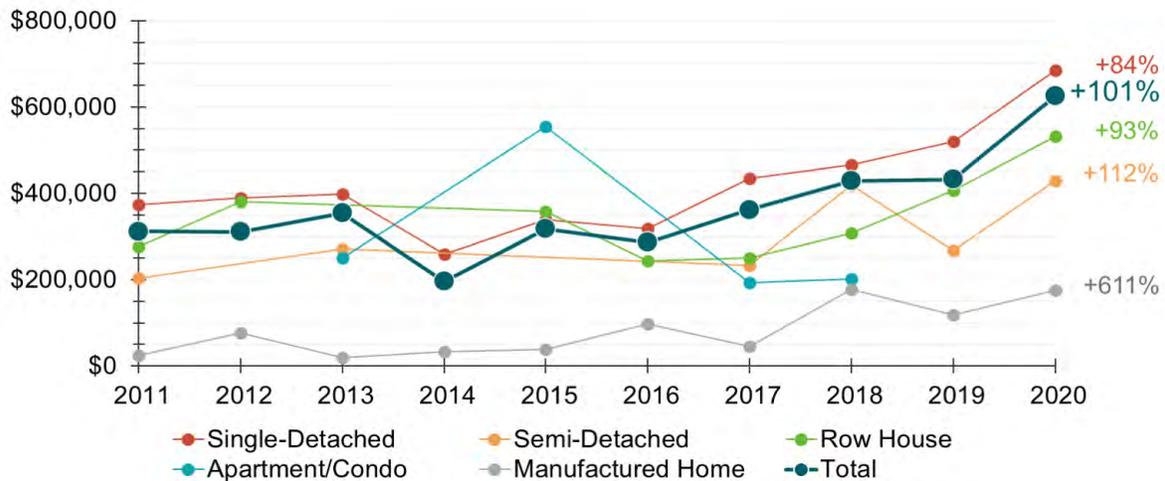
Source: BC Assessment

### Sale Prices

BC Assessment reports sale prices for multiple dwellings types. Figure 4.4b shows what the average price is per dwelling type, and the percent change (in 2020 dollars) from 2011 to 2020.

Overall, Ucluelet home prices appreciated 101% since 2011 (about \$311,700 to \$625,200). Price increases occur across all defined dwelling types (note that manufactured home prices jump significantly over the decade due to inconsistency whether it is the sale of land or the mobile home only). Most of the appreciation occurred between 2019 and 2020, a single year increase of 45%. Ignoring 2020 sales, prices rose about 4% annually.

Figure 4.4b: 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 116% when unadjusted, meaning inflation made up about 13% of the increase in price over the decade.

#### **4.5 ANTICIPATED HOUSING DEMAND VERSUS HISTORICAL ACTIVITY**

Demand projections (based on historical data) suggest that the demand for housing across Ucluelet may grow by about 180 units (occupied by usual residents) between 2016 and 2026. If construction starts maintain their historical pace, the District's dwelling stock may expand by 160 dwellings of various types (or 230 if considering only the last half decade).

First impressions of 180 units of additional demand versus 160 units of supply are that there is an imbalance in the market and that Ucluelet may under build during that period. This a possibility; however, this assumes that construction activity will follow the decade long historical average. If the last half decade proves to be the most reflective of future trends, then the community may overbuild with 230 starts.

When using projections to inform targets and regulatory conditions, it must be recognised that there is a difference in risk between aiming too high, or too low. Particularly as it relates to housing, actual delivery of units is mostly the result of private-sector activity which is governed by short-term economic feasibility and the ongoing balance of supply and demand in the market. Setting goals or regulatory limits which exceed forecasted conditions is far less likely to create a problem as the private sector is able to quickly moderate its activity in the event that these are higher than what is required. However, if targets fall short of the need in reality, it is difficult for the private-sector to expand policy and regulatory limits to enable greater levels of production. This can lead to artificial shortages if unambitious policy works to limit what would otherwise occur.

#### **A Note on Projections**

Projections are too often used as a roadmap; definitive information that shows us the precise path to a known destination. Instead, they should be used as headlights; a tool that illuminates part of the road ahead, giving us an idea of what is to come so that we are better prepared to deal with it. In this way, success still requires that we evaluate projections against reality as time goes on, constantly monitor our current state and recent progress, and use critical judgement to make adjustments along the way if reality turns out to be different than expectations.

This is also a challenging time to undertake projection exercises; input data is getting stale, but more up to date figures from the 2021 Census will not be available until various points throughout 2022. As a result, many aspects of these analyses rely on data current to 2016, which may not accurately depict current local demographic, economic, and social contexts.

Projections are always hypothetical, and should be used in conjunction with other housing demand data (e.g. rental market scans and property sales data) to get a sense of how real-life, contemporary conditions align with projection results. Given these considerations, greater weight should be put on these other data points when projections seem out of line with reality.

## 4.6 NON-MARKET HOUSING

BC Housing provides annual counts regarding the provision of non-market housing across communities like the Alberni-Clayoquot Regional District. 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.

The vast majority of non-market housing programs and facilities centralize within urban centres (like the City of Port Alberni). Given that rural residents may seek out these urban centres, we do elect to include totals from the ACRD as a point of comparison.

### Facilities & Programs

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



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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. The District of Ucluelet offers 15 units of transitional supported and assisted living, and has 13 individuals / households receiving rental assistance.

Figure 4.6a shows how many people/households benefited from non-market housing across the ACRD and the District of Ucluelet. Units for the all service allocation subgroups are marked with an 'XX' notation if one of the subgroups has 5 or fewer units.

**Figure 4.6a: 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

#### District of Ucluelet

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	
0	0	0	0	XX	XX	XX	15	0	0	0	XX	XX	XX	13	28

Source: BC Housing

### 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). Based on available information, 4 Ucluelet applicants remained unserved.

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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 in these urban centres or if residents simply wish to remain in their community (like seniors aging in place).



## 5 Housing Need

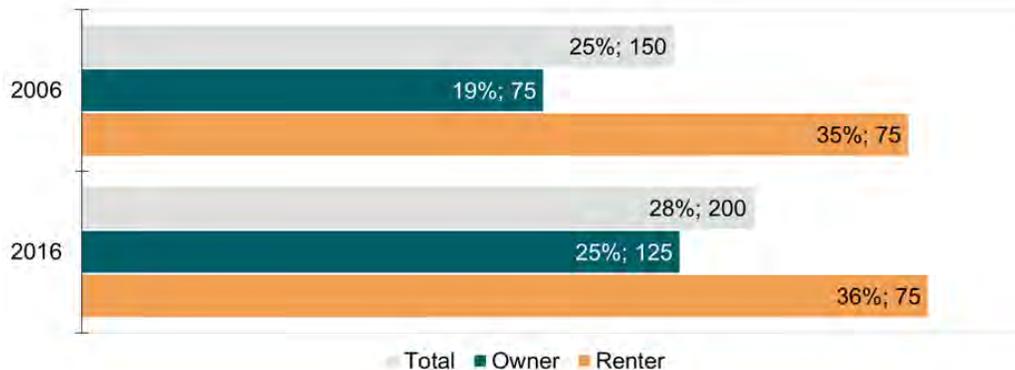
Statistics Canada defines housing need using three set of criteria: suitability, adequacy, and affordability. The Glossary section provides definitions for each of these; however, a quick guide is that unsuitable means overcrowded, inadequate means a home requires major repair, and unaffordable is when 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.

### 5.1 HOUSING NEED CRITERIA

#### Affordability

In 2016, Statistics Canada reported that 200 Ucluelet households lived in a home that put them outside their financial means. In other words, 28% of households allocated more than 30% of their before-tax household income to shelter costs. Both the number and share of households experiencing affordability issues represented an increase from 2006 (150 and 25%).

Figure 5.1a: Unaffordable Housing by Household Tenure



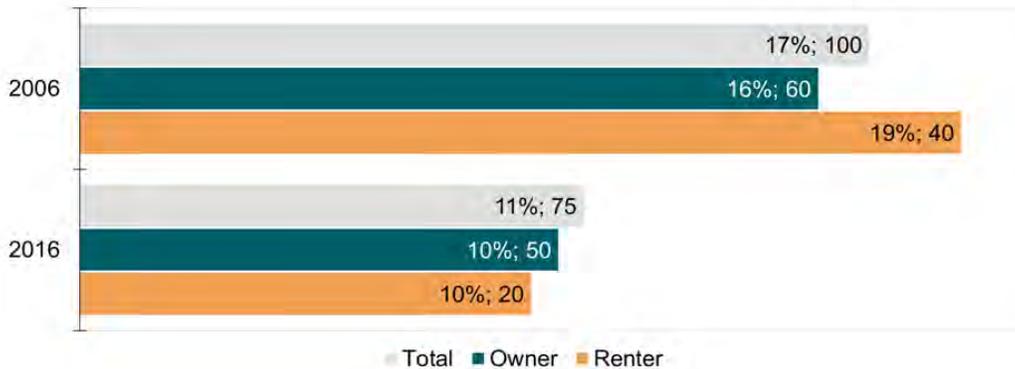
Source: Statistics Canada

Renter households are more likely (proportionally) to deal with the burden of unaffordable housing. About 36% of renter households (75 total) paid more than 30% of their income versus about 25% of owners (125 total). This hardship largely stems from the higher proportion of renting single income households.

#### Adequacy – Prevalence of Major Repairs

In 2016, Statistics Canada reported that 75 Ucluelet households lived in a home that needed major repairs, or 11% of total households. The number and share of inadequate homes represent a decade decrease from 100 and 17% in 2006.

Figure 5.1b: Inadequate Housing by Household Tenure



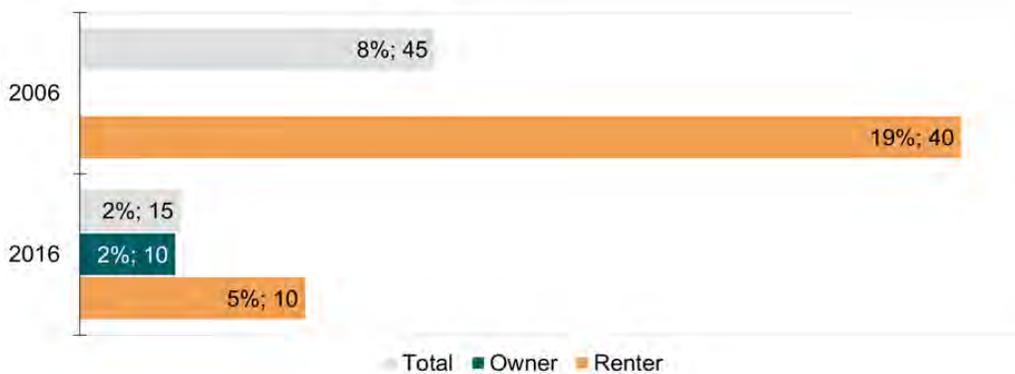
Source: Statistics Canada

Housing inadequacy is predominantly a function of the housing stock's age (the older the property, the greater likelihood of needing repair). Ucluelet appears to have a proportional rate of marginally lower dwelling quality compared to the ACRD overall.

### Suitability – Overcrowding

In 2016, 15 Ucluelet households lived in a home that was too small for their needs, or 2% of total households. The number and share of unsuitable homes represent a decade decrease from 45 and 8% in 2006. Unsuitable dwellings appeared to affect renter households to a larger degree than owners in both 2006 and 2016 – albeit to a much smaller degree in 2016.

Figure 5.1c: Unsuitable Housing by Household Tenure, 2016



Source: Statistics Canada

## 5.2 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.

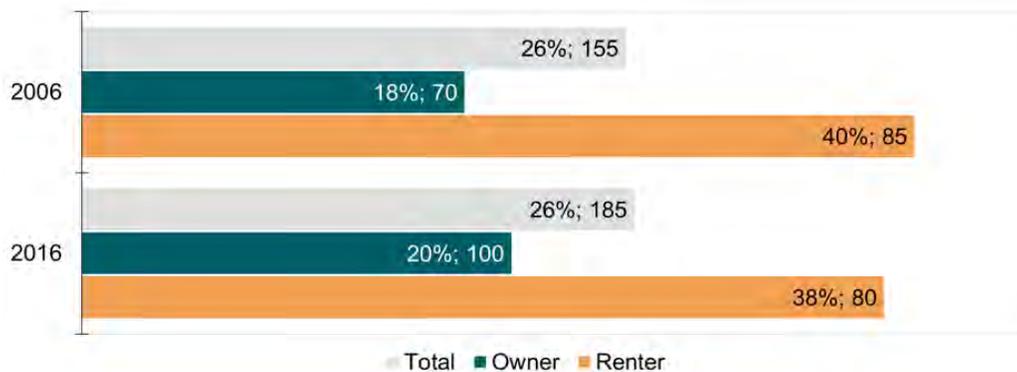
### Core Housing Need

In 2016, 26% of Ucluelet households (185) lived in Core Housing Need. Among owner households, the rate was 20% (100 households), while renter households experienced higher proportions of need (38% or 80 households).

The increase of Core Housing Need prevalence is largely due to increased rates of unaffordability for both owner and renter households. Improvements to suitability and adequacy were not enough to decrease overall totals (though a small decrease of 5 households and 2 percentage points did occur for renters).

In 2015, households in core need earned a median before-tax income of \$29,150 (about 48% of Ucluelet's overall median income).

**Figure 5.2a: Core Housing Need by Household Tenure**



Source: Statistics Canada

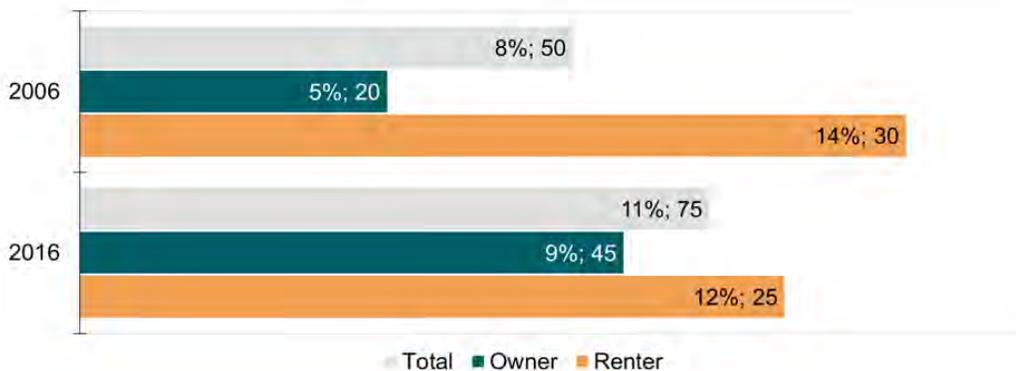
**Extreme Core Housing Need**

Extreme Core Housing Need applies the same methodology as Core Housing Need, with one additional adjustment. The Extreme definition adjusts the original 30% threshold to 50% in an effort to determine how many households are facing substantial financial hardship.

In 2016, 11% of Ucluelet households (75) lived in Extreme Core Housing Need. Among owner households, the rate was 9% (45 households), while 12% of renter households (25) reported extreme core need.

Overall, the rate of Extreme Core Housing Need trends higher since 2006, with about 25 more households in need by 2016. However, only owner households experienced an increase in the last decade whereas renters experienced a decrease.

**Figure 5.2b: Extreme Core Housing Need by Household Tenure**



Source: Statistics Canada

**Core Housing Need by Household Type & Indigenous Identity**

Ucluelet data for Core Housing Need related household types and Indigenous identity is scarce due to small population sizes that result in greater impacts from Statistics Canada’s random rounding. Nevertheless, data does exist for the entirety of the ACRD, shared below.

**Figure 5.2c: ACRD, Core Housing Need by Household Type & Indigenous Identity, 2016**



Source: Statistics Canada

Across the ACRD, lone parents demonstrated greatest prevalence of Core Housing Need among household types at 28%, meaning about 1 of every 4 lone parents faced financial, spatial, or quality hardship as they relate to housing. Single person / roommate households were not far behind at 27%. Couples, who often benefit from being dual income earning, experienced the lowest prevalence of hardship.

About 30% of Indigenous households were in core need. Indigenous lone parent households experienced the most elevated rate of need at 47% of households.

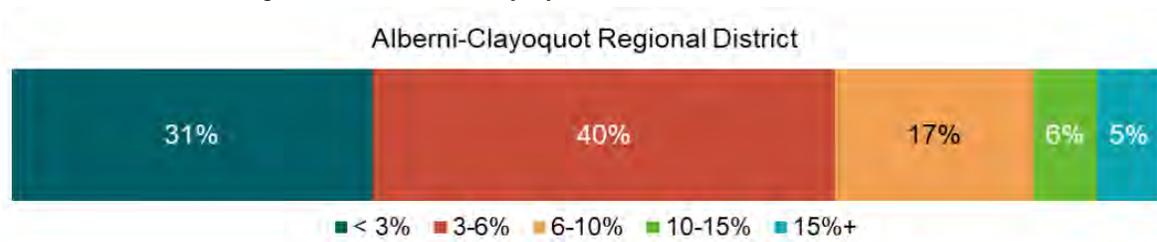
### 5.3 Energy Poverty

According to the Canadian Urban Sustainability Practitioners (CUSP), energy poverty refers to the experience of households or communities that struggle to heat and cool their homes and power their lights and appliances. Canadian academics consider those households that take on a disproportionate energy cost burden relative to their average after-tax income are said to be experiencing energy poverty. Three thresholds exist for energy poverty: (1) 6% of after-tax income when considering utilities only, (2) 4% of after-tax income for fuel used for transportation, and (3) 10% of after-tax income for the combined of (1) and (2). The Canadian average utility expense as a share of after-tax income is about 3%.

CUSP energy poverty initiative includes an “Energy Poverty and Equity Explorer Tool,” which provides 2016 estimates on how many households spend a particular portion of their income on energy costs (not including vehicle gas). Figure 5.3a summarizes the results the ACRD as a whole. Data does not exist for Ucluelet, but is available for Port Alberni and Electoral Areas B, D, E, and F. These individual communities are not but the share of households allocating certain percentages of their income to utilities is about the same across jurisdictions.

Based on available geographic data, CUSP estimates that about 28% of ACRD households spent more than 6% of their after-tax income on utility expenses in 2016.

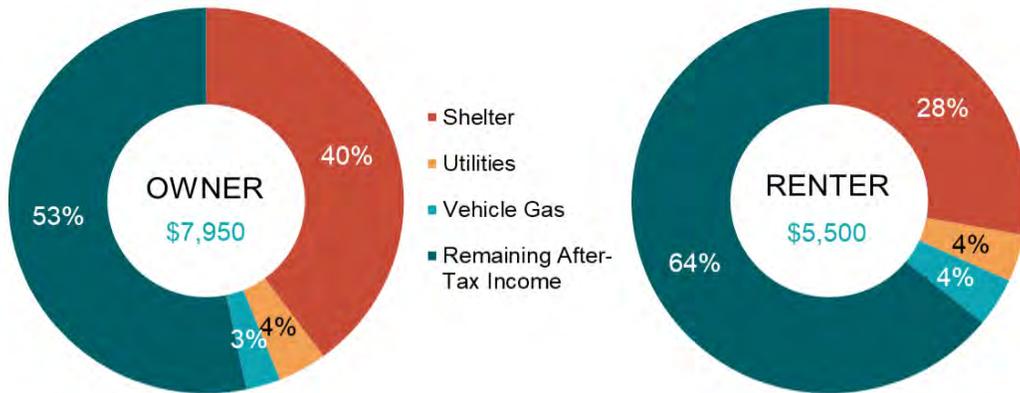
**Figure 5.3a: Household Utility Expenses as a % of After-Tax Income, 2016**



Source: Canadian Urban Sustainability Practitioners

Figure 5.3b show internally produced tenure estimates for Ucluelet combinations of data from Environics Analytics and Statistics Canada. It shows what the average owner and renter household earns after-tax every month and what percentage of that income is likely allocated to shelter, utilities, and gas.

Figure 5.3b: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates



Source: derived from Environics Analytics & Statistics Canada

The average homeowner potentially spends around 4% on utilities and 3% on gas (for leisure, work, or errands). Although renters generally pay smaller utility bills (efficiencies from many units in a building, smaller units, or utilities being included in rent), they must often allocate similar shares of their income as owners towards energy. Gas typically takes up a higher portion of a renter household’s budget. Renters often need to drive just as far as owners, while earning less.

The estimated average energy expense falls below the 10% energy poverty threshold (when including vehicle fuel). When separated by tenure type, both owners and renters pay less than 6% on utilities, allocating about 4% of their income (just above the 3% national average). When we include gas in the calculation, the average energy expense remains affordable (about 7%).

Figure 5.3c: Energy Costs as % of Average Monthly After-Tax Income, 2020 Estimates



Source: derived from Environics Analytics & Statistics Canada

## 6 Affordability Gap Analysis

In order to perform an affordability gap analysis, this report compares real estate sales and rental data to family types and defined income categories. The income categories adapt those used by the U.S. Department of Housing and Urban Development as a means of establishing designating thresholds to identify the financial capacity of households. The categories are as follows:

- **Very low income** – making less than 50% of median income
- **Low income** – making between 50 and 80% of median income
- **Moderate income** – making between 80 and 120% of median income
- **Above moderate income** – making between 120 and 150% of median income
- **High income** – those making above 150% of median income

The report applies the following steps to calculate affordable house and rental prices:

- 1) determine the maximum achievable income in a particular income category range;
- 2) calculate an affordable monthly rent or dwelling price for said category using CMHC's pre-July 1, 2020 maximum Gross Debt Service (GDS) ratio (35%) – note that the GDS is mostly used for home purchases, but is used here as a metric to represent shelter costs generally (whether for an owner or renter household);
- 3) compare these calculations to median market rents and median house prices.

The tables and figures within the following sections combine multiple data sources (Coastal Family Resource Coalition, Statistics Canada, Environics Analytics, and BC Assessment). Each source uses different ways to collect, organize, or define its data. Although efforts have been taken to make the data as compatible as possible, results should not be taken as absolute fact; rather, they are estimates intended to illustrate a high-level trend. The following rules and assumptions were used for this exercise:

- values are rounded for readability;
- rental rates are based on locally reported rents (new-build rental market participants would have to likely pay more);
- estimated dwelling values derived from an affordable mortgage payment and assumes a 10% down payment, a 25-year amortization period, and that interest rates equate to the Bank of Canada prime rate of that period (2.85% in 2015 and 2.45% in 2020);
- the ratio of owner to overall income remains the same over time to estimate incomes in 2020 (the same goes for the ratio of renter to overall income); and
- ancillary household shelter costs (e.g. utilities and insurance) will make up about one third of owner shelter costs and one fifth of renter shelter costs.

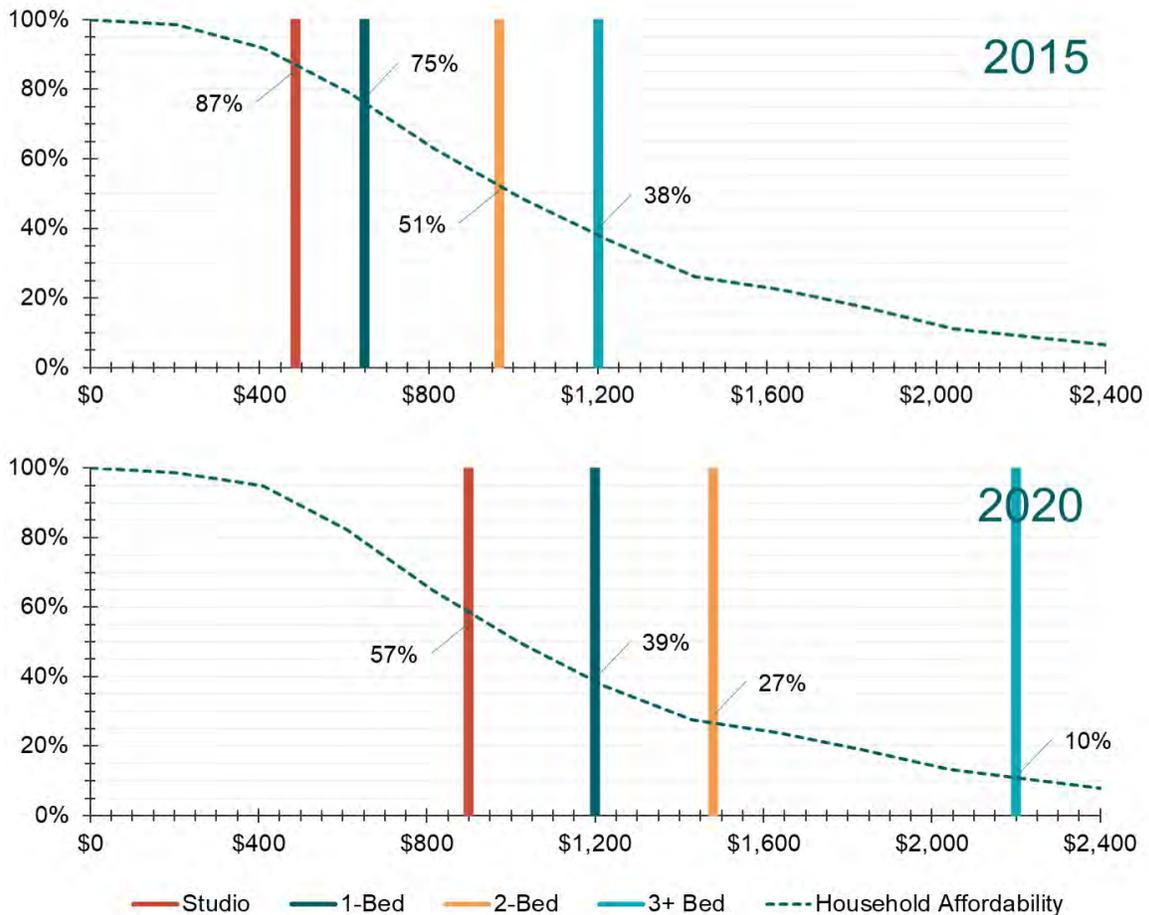
The analysis is based on different median incomes, which means that results cannot speak to the experience of every household. The analysis should be read with the understanding that median figures may mask the true hardships faced by some segments of the population; this is more effectively shared through the study's engagement process and results.

## 6.1 RENTING

Anecdotally, the cost of shelter has risen over the last decade across most jurisdictions. In markets of unchanging demand and supply dynamics, one would expect prices to increase by about the rate of inflation. Based on rental data collected by the Coastal Family Resource Coalition for the Districts of Tofino and Ucluelet, it would appear that rents have risen well above inflation. Note that the following analysis uses the combination of Tofino and Ucluelet data to increase the sample size and said geographies are together referred to as the West Coast.

As prices have increased, the financial accessibility of rental housing has diminished. Figure 6.1a illustrates what proportion of total renter households (y-axis) can afford to rent at any given rent price (x-axis) in 2015 and 2020. The vertical lines represent the median cost of a rental unit for that given year.

**Figure 6.1a: % of Renter HHs that can Afford Median West Coast Rents, '15 vs '20 Estimates**



Source: derived from Coastal Family Resource Coalition & Statistics Canada

## District of Ucluelet Housing Needs Report

### WEST COAST HOUSING NEED AND DEMAND STUDY

A rough observation of 2015 estimates suggests that 87% of renter households could afford the median Tofino/Ucluelet studio apartment. Conversely, 13% could not. Given that the median represents the centre point of rents, this means that about 13% of households could not afford at least 50% of similar sized rental units. By 2020, estimates suggest the affordable share had fallen from 87% to 57%.

Between 2015 and 2020, renter accessibility for 1-bedroom apartments may have fallen from 75% to 39%, 2-bedrooms from 51% to 27%, and 3+ bedrooms fell from 38% to 10%.

The high-level label “Renter” does not adequately reflect the experiences of different household types or income categories. As such, Figures 6.1b and 6.1c estimate the surplus or deficits of shelter budgets for these two variables. In either table, the first column highlights the variable being measured, the first set of columns describes the difference between the median budget and the typical rental cost (green means there is budget leftover, while red means costs surpass the budget), and the last set of columns the overall estimated change in rental costs from 2015 to 2020. Budgets are based on renter incomes.

In 2020, couples with a child(ren) were the most capable to afford a unit, with surplus budget for 2 or fewer bedroom rentals. Median lone parents and single persons demonstrated the greatest budgetary hardship. Estimates indicate they could not afford any median rental price except that the median male lone parents could just afford a studio.

While some family types can reasonably afford their shelter more than others, the degree at which they can afford shelter has changed (and will continue to change). In 2020, shelter budgets for families living in the median rental unit tightened over a half decade. For instance, 2020 rents made up an estimated \$55 more of a couple with children’s shelter budget.

**Figure 6.1b: Ucluelet Household Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates**

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	\$15	\$315	\$15	-\$265	-\$985	-\$145	-\$250	-\$385	-\$350	-\$835
Couples w/o child(ren)	\$250	\$550	\$250	-\$30	-\$750	-\$110	-\$215	-\$350	-\$315	-\$800
Couples w/ child(ren)	\$670	\$970	\$670	\$390	-\$330	-\$55	-\$160	-\$295	-\$260	-\$745
Lone Parent - Male	-\$295	\$5	-\$295	-\$575	-\$1,295	-\$185	-\$290	-\$425	-\$390	-\$875
Lone Parent - Female	-\$390	-\$90	-\$390	-\$670	-\$1,390	-\$200	-\$305	-\$440	-\$405	-\$890
Singles / Roommates	-\$435	-\$135	-\$435	-\$715	-\$1,435	-\$205	-\$310	-\$445	-\$410	-\$895
<b>Median Rent Payment</b>	\$1,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$51,400	\$38,600	\$51,400	\$63,400	\$94,300					

Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada

Very low and low income households experience the greatest financial hardship when accessing housing, often paying more than their reasonable shelter budget would allocate. Overall, median units have become much more expensive relative to budgets for all income levels, especially among 3+ bedroom dwellings.

**Figure 6.1c: Ucluelet Income Category Max Budgets vs. Median Rents and Changes to Affordability, 2020 Estimates**

	2020 Affordable Budget minus Rent					Changes to Affordability (2015 to 2020)				
	Median Unit	Studio	1-Bed	2-Bed	3+ Bed	Median Unit	Studio	1-Bed	2-Bed	3+ Bed
Median Rental Income	\$15	\$315	\$15	-\$265	-\$985	-\$145	-\$250	-\$385	-\$350	-\$835
Very Low	-\$590	-\$290	-\$590	-\$870	-\$1,590	-\$225	-\$330	-\$465	-\$430	-\$915
Low	-\$225	\$75	-\$225	-\$505	-\$1,225	-\$175	-\$280	-\$415	-\$380	-\$865
Moderate	\$260	\$560	\$260	-\$20	-\$740	-\$110	-\$215	-\$350	-\$315	-\$800
Above Moderate	\$625	\$925	\$625	\$345	-\$375	-\$60	-\$165	-\$300	-\$265	-\$750
High	<i>Not available because no upper limit to high category</i>					<i>Not available because no upper limit to high category</i>				
<b>Median Rent Payment</b>	\$1,200	\$900	\$1,200	\$1,480	\$2,200					
Min. Income Req'd	\$51,400	\$38,600	\$51,400	\$63,400	\$94,300					

*Source: derived from Coastal Family Resource Coalition, Environics Analytics, & Statistics Canada*

With household demand projected to exceed historical demand until at least 2026, there is likely to be increased pressure on the rental housing market. This pressure should push rents up, likely at a greater pace than wages, rendering many units not only unaffordable but unattainable.

It is important to reiterate that the above analysis is based on estimates produced using a set of assumptions. Although the number may look specific, they are not meant to pinpoint an exact value. Rather, the existence of a surplus or deficit and the direction of change to affordability is most important as a means for identifying general trends and initiating discussion.

## 6.2 FIRST-TIME HOME BUYERS / HOMEOWNERSHIP

Rents have not been alone in their increase; real estate sale prices have grown rapidly over the last decade, with a notable rise over the course of 2020.

Figure 6.2a illustrates what proportion of total renter households (y-axis) can afford to buy a home at any given purchase price (x axis) in 2015 and 2020. The vertical lines represent the median cost of a dwelling type for that given year. For simplicity, this exercise does not consider whether a household has saved or can save for a down payment.

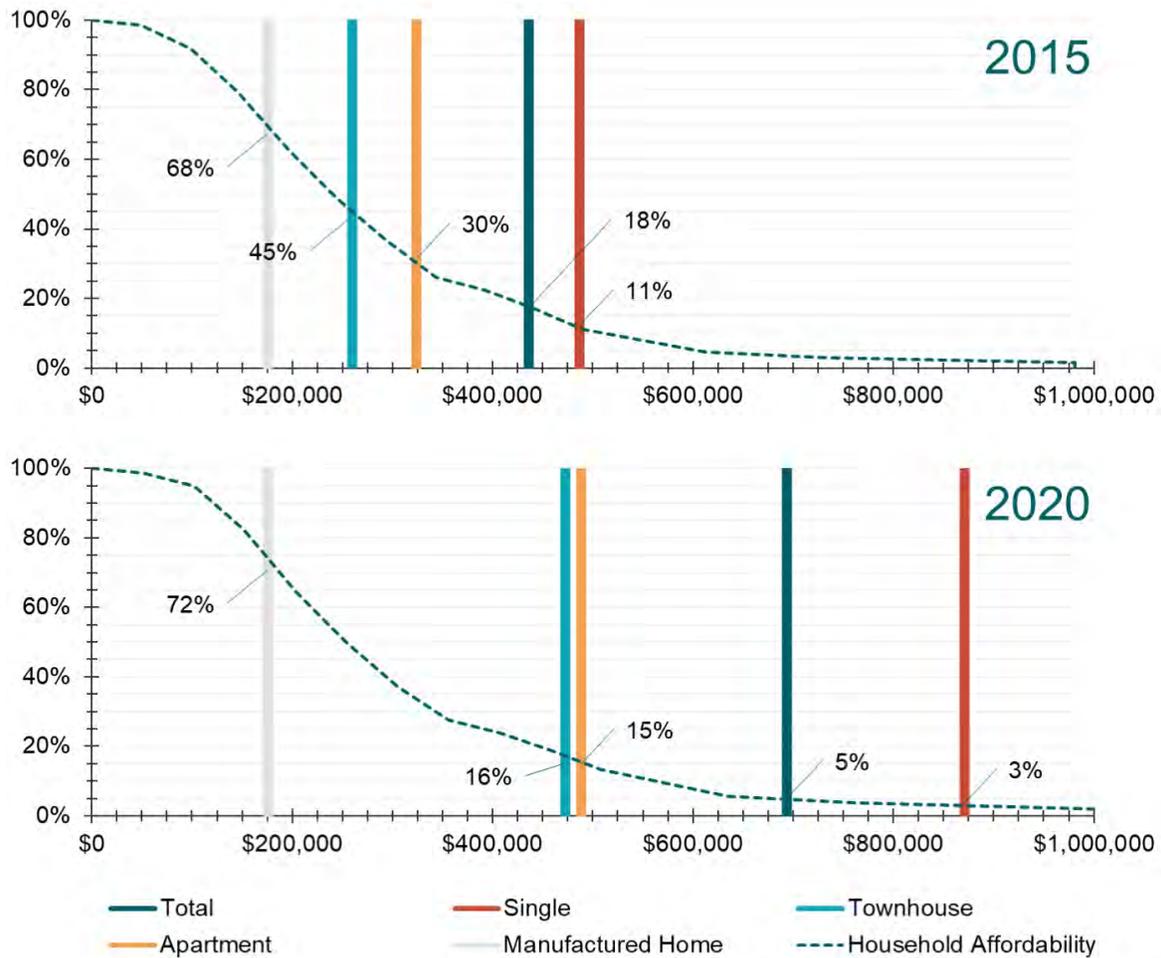
A rough observation of 2015 indicates that about 18% of households could afford the mortgage cost of the median home. By 2020, estimates suggest that this share decreased to about 5%. In other words, 95% of renter households could not reasonably afford half of the dwellings sold in the West Coast Region in 2020.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

As for specific dwelling types, the proportion of households that could afford the median single-detached home may have fallen from 11% to 3%, townhouses from 45% to 16%, and apartments from 30% to 15%. Manufactured homes may have become more financially accessible over the half decade.

Figure 6.2a: % of Renter HHs that can Afford West Coast House Prices, '15 vs '20



Source: derived from BC Assessment & Statistics Canada

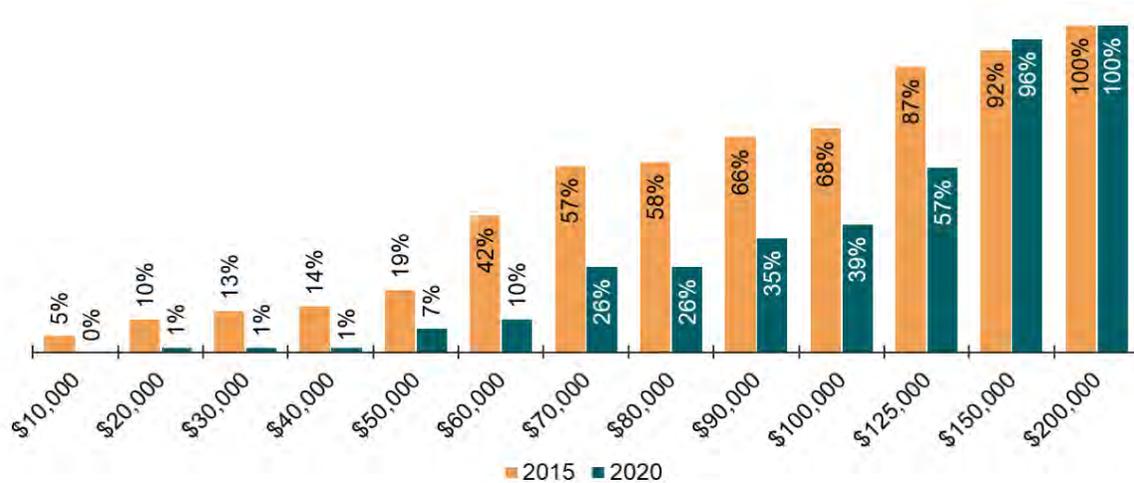
An alternative way to discuss the change in real estate affordability is what percentage of dwellings for sale in 2015 and 2020 were affordable based on income category limits. Figure 6.2b shows this relationship at intervals based on publicly available Statistics Canada income ranges, but does not consider outlier homes that are affordable to households earning more than \$200,000 before tax.

# District of Ucluelet Housing Needs Report

## WEST COAST HOUSING NEED AND DEMAND STUDY

In 2015, an income of at least \$60,000 could afford the estimated mortgage (based on stated assumptions) of 42% of the dwellings sold across the West Coast Region. By 2020, the same income could possibly afford 10% of dwelling units. A household income of \$100,000 could afford 68% of dwellings in 2015, potentially down to 39% in 2020.

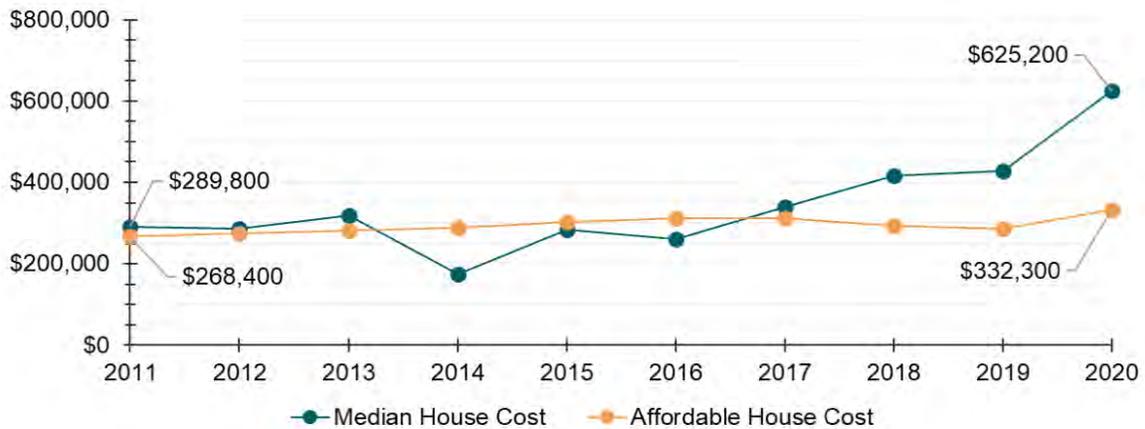
**Figure 6.2b: % of West Coast Affordable Dwellings for Sale per Income Threshold, '15 vs '20**



Source: derived from BC Assessment & Statistics Canada

Figure 6.2c offers a different perspective on the cost of local housing by comparing the cost of the median home in the District of Ucluelet versus the cost that the estimated median income in a given year could afford (based on the same assumptions discussed at the beginning of this section, with the addition that the affordable cost of one year uses the prime rate of that given year). The purpose is to highlight the impact of changing incomes on affordability.

**Figure 6.2c: Ucluelet, Median Home Cost vs Estimated Affordable Home Cost**



Source: derived from BC Assessment & Statistics Canada

Estimates propose that the median Ucluelet purchase price has been about the same as the affordable price between 2011 and 2017. By 2018, the gap began to noticeably increase, greatly exceeded the affordable housing budget, and has not equalized since. In 2020, the median income may have only afforded a \$332,300 home, \$292,900 less than needed to purchase the median local dwelling. With lower incomes (generally, Ucluelet reported a lower median household income than the BC median – \$60,905 versus \$69,995 in 2015) and high housing costs, Ucluelet’s housing market is becoming increasingly unattainable.

## 7 Glossary

### 7.1 DEFINITIONS

**“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.:

**“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

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;

**“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;

**“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.

## 7.2 POPULATION ADJUSTMENTS<sup>1 2</sup>

The census defines the population to be counted and the rules by which the population is to be counted. Coverage errors occur when errors are made relative to these definitions and rules. The main sources of coverage errors include the failure to include a dwelling (and, in turn, failing to include its residents), and respondent error by not including all persons who should be included or by including persons who should not be included.

The Canadian population's 2016 under-coverage rate was estimated at 4.32% (1,557,061 persons), while the population over-coverage rate was estimated at 1.96% (707,335 persons). Thus, the Census population net under-coverage rate for Canada was estimated at 2.36%.

Under-coverage generally referred to persons who were not included as usual residents in the questionnaire that was completed for their usual residence, or persons for whom no questionnaire was completed for their usual residence. Population over-coverage is the number of excess enumerations in the census counts for persons enumerated more than once (usually twice). This error produces bias because these persons should have been enumerated only once.

Two post-census studies were carried out to estimate the 2016 Census population coverage error. The Reverse Record Check (RRC) provided estimates for population under-coverage, while the Census Over-coverage Study (COS) estimated population over-coverage.

In the RRC, a random sample of individuals representing the 2016 Census target population was selected. The 2016 RRC sample consisted of 67,872 persons in the provinces and 2,595 persons in the territories. The 2016 Census database was then searched to determine whether these persons had indeed been enumerated. The estimate of population under-coverage is based on the number of persons in the RRC sample who were classified as "missed." These persons were part of the target population for the 2016 Census, but no evidence of enumeration could be found in the 2016 Census Response Database.

In the COS, over-coverage was measured by matching the final 2016 Census database to itself, and then matching the final 2016 Census database and a list of persons who should have been enumerated according to administrative data sources. Probabilistic linkage was used for matching. Probabilistic linkage identifies matches that are close but not exact. A sample of potential duplicates was selected for each linkage, and demographic characteristics and names were examined to identify true cases of over-coverage.

Adjustments made to populations via the RRC and COS studies were applied to several geographic tiers. The lowest tier to include age cohort data was the Census Division (or the Alberni-Clayoquot Regional District).

As a means for estimating what the adjusted total population (and its age cohorts) would be for ACRD communities, this report applied the percentage difference between the ACRD's adjusted and unadjusted age cohort populations to the unadjusted values of individual West Coast Region communities (Census Subdivisions). Adjustments were done for 2016, 2011, and 2006 using Statistics Canada's most recently updated Census Division estimates that account for net under-coverage.

Population adjustments were only applied to population totals and were not adopted for local household data.

<sup>1</sup> Statistics Canada (2019, July). Coverage Technical Report, Census of Population, 2016: 1. Estimates of population coverage errors. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap1-eng.cfm>

<sup>2</sup> Statistics Canada. (2019, October). Coverage Technical Report, Census of Population, 2016: 3. Population coverage error. <https://www12.statcan.gc.ca/census-recensement/2016/ref/98-303/chap3-eng.cfm>

### 7.3 SHIFT SHARE METHOD

The Shift Share projection method is an approach that considers that both local and regional population trends have an impact on future resident totals for the local community. For instance, although a small town may have historically experienced population decline, it can benefit from anticipated growth at the regional level.

To perform the shift share, two main data points are required:

- Regional population projections, detailed to 5 year age cohorts, and
- Historical population totals (adjusted Census data), detailed to 5 year age cohorts.

Luckily, British Columbia produces their own in house population projections for several geographies, which includes the West Coast Community Health Service Area (CHSA). We used this geography as the regional comparison. Note that BC projection geographies do not include Census Subdivisions.

We then calculate the percent share of the local community relative to the region in each Census year and establish how these shares have changed between each period. For instance, the difference between the shares of 2016 and 2011 are added to the 2016 share to anticipate what it may be in 2021. We then multiply the 2021 share into the total projected population of the CHSA to determine the local total. To better visualize the math, an example process is as follows:

$$1. \frac{Local_{(pop,2011)}}{Region_{(pop,2011)}} = \frac{1,200}{100,000} = 1.20\% \qquad \frac{Local_{(pop,2016)}}{Region_{(pop,2016)}} = \frac{1,225}{105,000} = 1.17\%$$

$$2. \% \text{ share } 2021 = (\% \text{ share } 2016) + [(\% \text{ share } 2016) - (\% \text{ share } 2011)] = 1.14\%$$

$$3. \text{ If } Region_{(pop,2021)} = 110,000; \text{ Then } Local_{pop,2021} = 110,000 \times 1.14\% = 1,254 \text{ people}$$

4. Between 2016 and 2021, Region grew ~4.8% while Local grew ~2.4%.

The above calculations apply the work to only the total population for simplification. The actual method produces the above for each 5 year age cohort, which is then summed to produce a total in a given period.



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**District of Ucluelet Housing Needs Report**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX A:  
REGIONAL ENGAGEMENT  
SUMMARY – DISTRICT OF UCLUELET**



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## ABOUT THIS REPORT

The West Coast Housing Need and Demand Study Regional Engagement Summary Report summarizes what we heard from July to October 2021 as part of the Regional Housing Need and Demand Study planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, focus groups, council presentations, and community surveys. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

## ENGAGEMENT OBJECTIVES

Community engagement was a key component of the West Coast Housing Need and Demand Study. Beginning in July 2021 and ending with the close of the final online survey in October 2021, M'akola Development Services and staff from the participating governments hosted and conducted a variety of engagement events including preliminary findings presentations at council meetings, focus groups, key informant interviews, and multiple online surveys. Objectives for the engagement process included:

### 1) Collect Additional Data

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will illustrate quantitative findings and give the participating municipalities, First Nations governments, and Regional Electoral Area information about the people affected by housing, rather than just numbers.

### 2) Ground Truth Data Findings

In smaller communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

### 3) Identify Knowledge Gaps to be Filled in Order to Address Current and Arising Housing Need and Demand

Qualitative information about resident individuals and groups that may be facing a housing crisis helps to identify and fill in key knowledge gaps to help inform recommended additions to the existing housing stock which would assist in alleviating the critical shortages (current need), as well as measures to keep pace with the community as it grows (arising need/demand).

### 4) Gather Ideas Around Best Practices and Unique Solutions to Address Current and Predicted Areas of Housing Need

Community engagement helps the researchers meet members of the community and professionals whose work intersects with housing in the region, to observe the changes in need and demand over recent years, finding out what's working and what's not. This informs recommendations that are grounded in each community's unique but interconnected housing trajectory.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

LEVEL OF ENGAGEMENT

Through the West Coast Housing Need and Demand Study, the project team engaged with stakeholders, Treaty and non-Treaty First Nations, Municipal, and Regional District staff and Board members. The table below provides an overview of each stakeholder group, the level of engagement available to them. The level of engagement is adapted from the International Association for Public Participation’s (IAP2) spectrum of engagement.

	Inform	Consult	Involve	Collaborate	Empower
Engagement Goal	Providing balanced and objective information to assist individuals and organizations in understanding the problem, alternatives, opportunities and/or solutions.	Obtaining feedback on analysis, alternatives and/or decisions.	Working directly with individuals and organizations throughout the process to ensure that concerns and aspirations are understood and considered.	Partnering with individuals and organizations in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the organizations and individuals external to the project leaders, District/Nation staff, and elected officials.
West Coast Stakeholders & First Nations		<ul style="list-style-type: none"> <li>• Citizens/Residents /Public</li> <li>• Local businesses and employers</li> <li>• Island Health</li> <li>• Alberni Clayoquot Health Network</li> <li>• Housing Authorities</li> <li>• Education Providers (School District 70)</li> <li>• Tourism Organizations</li> </ul>	<ul style="list-style-type: none"> <li>• Elected Officials</li> <li>• First Nations Hereditary Leaders</li> </ul>	<ul style="list-style-type: none"> <li>• Regional District, District, and Nation Staff</li> </ul>	

ENGAGEMENT LIMITATIONS

Despite the best efforts of the project team and participating community Staff, Covid-19 affected the engagement process for this study dramatically. Many in the non-profit and service sector had limited ability to contribute time and energy to responding directly to invitations to participate or helping researchers contact community members with lived experience in the supported housing system.

Despite restrictions and challenges, the project team was able to travel to the West Coast Region twice in August and September for focus groups and meetings with staff.

## ENGAGEMENT OPPORTUNITIES

### PROJECT TEAM KICK-OFF INFORMATION SESSION

As a kick-off to the Housing Need and Demand Study, staff from the participating governments were invited to an online focus group session hosted by staff from M'akola Development Services and Turner Drake & Partners Ltd. The goal of the session was to introduce key partners to the study and get input on elements and goals for the process. Participants were given a 30-minute presentation on the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing and then participated in a 30-minute discussion on various aspects of housing in their communities. Participants were asked to provide input on housing needs and trends within in their departments and to discuss opportunities for local and First Nations governments to respond to identified housing challenges. Findings from this session informed further engagement design and are included in the overall focus group analysis in the next session.

### COUNCIL PRESENTATIONS AND SURVEY

Throughout the project, staff from M'akola Development Services presented virtually at the participating Districts of Tofino and Ucluelet council meetings. Similar to the information session for municipal staff, the presentations included a description of the study, participating communities, and the requirements of the Ministry of Municipal Affairs and Housing. Preliminary data tailored to the community was also presented and Councils were asked for feedback and initial impressions of the statistics. Councils were given the opportunity to ask the project lead questions and were encouraged to ask any additional questions or share resources and suggestions for key informants after the meetings. The project team also distributed a questionnaire for members of the participating Councils and Boards at the beginning of the engagement process to determine important community actors, any relevant community events or initiatives, and past successful engagement techniques. Answers to the questionnaire and interview responses informed engagement design and gave the project team an idea of important issues they could expect to come up in conversations with community members on the West Coast.

### HOUSING SURVEYS

The West Coast Housing Need and Demand Study Community Survey and West Coast Housing Need and Demand First Nations Community Survey were designed to fill quantitative data gaps and capture housing experiences on and off Treaty Settlement and Reserve Lands, from as many as possible throughout the region. The Community Survey, targeted to residents living in Tofino, Ucluelet, and ACRD Electoral Area 'C', opened in July 2021 and was available through the TalkTofino website for approximately six weeks, closing mid-September 2021. The consulting team utilized existing local distribution channels, such as social media pages and community newsletters, and sent handbill images to local governments to be used on websites and other digital communications. Promotional material was made available to focus group and interview participants who were asked to share broadly with their networks.

Budget was also allocated to advertisements in regional and area newspapers. After consulting with partnering government staff, the project team determined that the papers with the most appropriate regional distribution were the Westerly News and the Alberni Valley News. Advertisements appeared in August and September editions and drove a pronounced increase in survey response rates.

Response to the community survey was better than expected. Five hundred and eight community members filled the Tofino/Ucluelet/Area 'C' survey, and the vast majority of respondents completed all questions and left detailed long form responses.



**HOUSING NEEDS SURVEY  
AVAILABLE NOW!**

**Tla-o-qui-aht First Nation, Toquaht Nation, and Yuutuʔitʔath Government are completing a Housing Needs Report to better understand housing challenges across our communities.**

**We need your help!**

Please complete the online survey to help us understand how your housing needs are changing.

**SURVEY AVAILABLE UNTIL  
OCTOBER 3 AT:  
[www.letsconnectacrd.ca/wc-fn-hnr](http://www.letsconnectacrd.ca/wc-fn-hnr)**

 TLA-O-QUI-AHT  
FIRST NATION

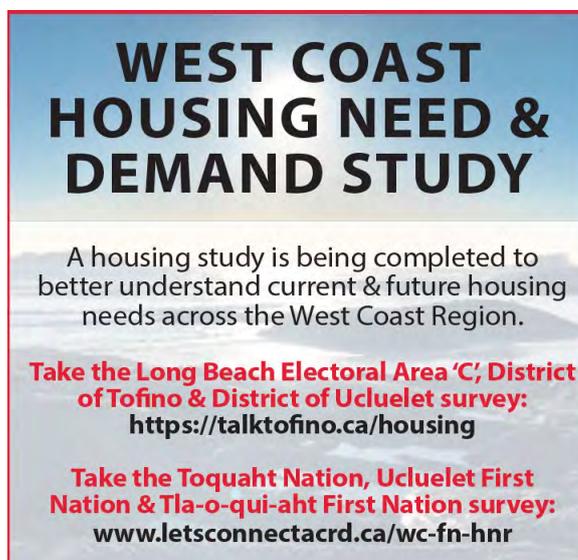
 Yuutuʔitʔath

 TOQUAHT  
NATION

The First Nations Community Housing Survey was advertised in the Ha-Shilth-Sa community newspaper, on Facebook, and in the Westerly and Alberni Valley News. This survey was available through the ACRD Let's Connect website and opened in August 2021 and was extended to be available for approximately eight weeks, eventually closing on October 3, 2021. The consulting team utilized existing local distribution channels, such as social media pages.

Additionally, in direct response to concerns raised by key informants of the unique challenges of seasonal workers and the local tourism and hospitality industry, MDS distributed a survey designed to identify key concerns of this important sector, whose housing needs can be more challenging than those of those in other sectors. This survey opened in September 2021 and was available through the TalkTofino website for approximately four weeks, closing in late September, 2021. The consulting team distributed the Hospitality and Tourism Housing Survey through the Ucluelet Chamber of Commerce, Tofino Chamber of Commerce, Tourism Tofino, and Tourism Ucluelet networks.

See **Appendices A and B** for the full list of survey questions.



**WEST COAST  
HOUSING NEED &  
DEMAND STUDY**

A housing study is being completed to better understand current & future housing needs across the West Coast Region.

**Take the Long Beach Electoral Area 'C', District of Tofino & District of Ucluelet survey:  
<https://talktofino.ca/housing>**

**Take the Toquaht Nation, Ucluelet First Nation & Tla-o-qui-aht First Nation survey:  
[www.letsconnectacrd.ca/wc-fn-hnr](http://www.letsconnectacrd.ca/wc-fn-hnr)**

## KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers and community leaders who work primarily with community members who are struggling to find affordable, supportive and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 45 and 90 minutes depending on the interview subject. In consultation with planning staff from the participating governments, the consulting team selected key informants based on the following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area and had to collectively represent all areas and communities within the participating Municipalities/Electoral Area 'C'/First Nations Governments.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work with community members struggling to find or maintain affordable and adequate housing.
- 4) Informants should be able to understand or work with market housing and local government bylaws that govern development.

See the next section of a list of participants and **Appendix C** for interview questions.

## FOCUS GROUPS

Focus groups or roundtable discussions typically were held with smaller groups, usually between 2-4 participants each, but up to 20 depending on the format or availability of regional actors. These engagement events provided an opportunity for deeper discussion amongst different organizations about the challenges and opportunities of the current housing environment. The aim was to identify regional and community nuances and collect relevant materials or data to inform the Report's broader data collection activities. These discussions helped to establish the foundation for data collection, particularly in those communities that had minimal database data available. Sessions consisted of a presentation of preliminary data followed by a facilitated discussion around housing in the region. Focus group questions and discussion prompts are included in **Appendix D**.

WHAT WE HEARD

ELECTED OFFICIALS SURVEY

Date	Location	# of Engagements (approx.)
June 2021	Online Survey, Direct Link sent to Councillors, Directors, and other Elected Officials	12

The electoral officials survey received **twelve responses** from elected officials representing West Coast communities. The survey was administered online through the Alchemer platform, and data from residents was stored and stored on Canadian servers, in compliance with Provincial and Federal privacy legislation. Available online beginning in June, responses were collected over a 4 week period. The survey was distributed through direct emails to elected officials and was advertised at project presentations to the Councils.

Elected officials were asked if and how they would like to be involved in the project and if they knew of any key community members the project team should contact as part of the engagement process. Officials were also invited to respond to open-answer questions about key housing issues in their communities. Responses are summarized below. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

OPEN ANSWER QUESTIONS

**What are some of the key housing issues being faced by members of your community?**

All five directors responded to this question, often with generous and thorough answers. Key themes of responses have been broken out here:

- Lack of Affordable Housing

“We have a limited number of rental units and even fewer lots available for fee simple purchase.”

“Attainable housing especially for essential workers. There is just nowhere to rent, let alone purchase for those wanting to buy their first home.”

“Not enough housing in general to support the community, businesses, essential services and employees, lack of affordable housing, housing security issues (ie. active market, long term rentals being changed into short term rentals, etc.)”

“Limited rural rental stock.”

- Aging Population and Ability to Age in Place

“Lack of housing stock for older people looking to downsize & stay in the community.”

- Rising Property Taxes and Cost of Construction

“Property tax increases have had a major impact on people in the rural community - nearby bare land lots have recently sold for greatly increased amounts (mostly to recreational / second home buyers) which has pushed taxes higher for the year-round residents who purchased their lots for much less, several years ago. Build costs have substantially increased (due to remoteness and availability of materials), and some of the community are worried they could be priced out of the area due to tax increases alone - many of the bare land lots are sold without services such as wells or septic fields so some properties have been developed without basic services in place.”

- Increase in Unsafe Living Conditions and People Living in RVs

“There has been an increase in people camping long term on the back roads - many in seasonal, lower income jobs and unable to afford rental accommodation in Tofino or Ucluelet. Some property owners are providing long term rental space for people living in RVs.”

“Inadequate housing (unhealthy, condemned, poorly maintained etc.)”

- Proliferation of Short-Term Rentals Impacting Affordability

“Commercial use of residential homes (staff housing as well as STRs.)”

**Do you think there are specific resources or strategies that would help members of your community meet their housing needs?**

Key themes of responses have been broken out here:

- Regulate Short-Term Rentals

“restrict vacation rentals to principal residence only, any future development should be 30% affordable to get approval”

“reduce STRs through policy, buyback, other creative options”

“Reducing the number of short term rentals could help increase the number of long term rentals.”

- Increase Non-Market Housing Options

“Supporting Tofino Housing Authority Initiatives.”

“Non-market and rental staff housing.”

“B.C. housing and more development to meet the demands which in turn will bring down the housing prices”

- Encourage Denser Housing Where Appropriate and Support Alternative Housing Tenure Options

“We need more multi-family housing stock: townhouses, row housing, apartments, duplexes/fourplexes.”

“Zoning to allow for tertiary buildings, with only residential occupancy. Increased density on appropriately zoned properties. TUPs for "trailers" to address seasonal housing issues.”

COMMUNITY HOUSING SURVEY - UCLUELET

Date	Location	# of Engagements (approx.)
July to September 2021	Online via TalkTofino Website	239

The community survey received **239 responses** from individuals living in the District of Ucluelet. District of Ucluelet Staff and the project team promoted through the survey through social media, local newspapers and newsletters, and community partners networks.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey, including spelling and grammatical errors. Unless otherwise indicated, any emphasis or additional punctuation was added by the respondent.

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RESPONDENT DEMOGRAPHY

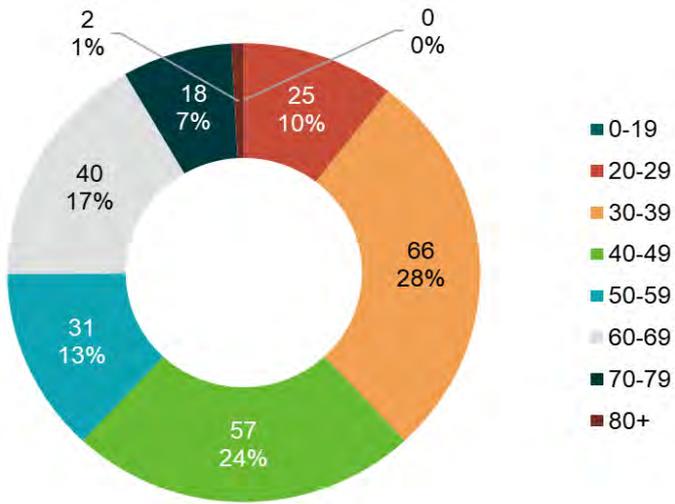
**Do you identify as First Nations, Inuit or Metis?** About 7.5% (or 18 respondents) indicated that they or a member of their household identified as First Nations, Inuit or Métis. Those who responded “Yes” indicated they or a member of their household were Ahousaht (3), Métis (3), Ucluelet First Nation (2), Cree Métis (1), Flathead First Nation (1), Hesquiaht First Nation (1), Huu-ay-aht (1), Iroquois (1), Kwakwaka’wakw (1), Niska (1), Tlingit (1), and Toquaht Nation (1). One (1) respondent did not indicate that they belonged to a specific Nation or Family Group.

**To what age group do you belong?** About 52% of respondents were between 30 and 49 years of age. About 38% were younger than 40 and 25% were older than 60. The largest respondent category was 30-39, representing 28% of respondents. The median age of respondents was about 45 years of age, older than the 2016 median age of the District of Ucluelet, which was 39.2 years. The survey received zero responses from those 0-19 years of age, likely pushing the median age of respondents higher.

Residents of Ucluelet aged 20 to 59 made up approximately 69% of the district population in 2016 but accounted for about 75% of survey respondents, indicating a slightly higher than proportionately expected response rate amongst non-senior residents.

The median age of owner respondents was approximately 50 years while the median renter respondent age was roughly 35. The discrepancy between owner and renter median ages is likely due to respondents aged 20-29 years, only 1% of whom were owners and 27% of whom were renters. Respondents over 60 years of age were much more likely to own (34%) than rent (9%).

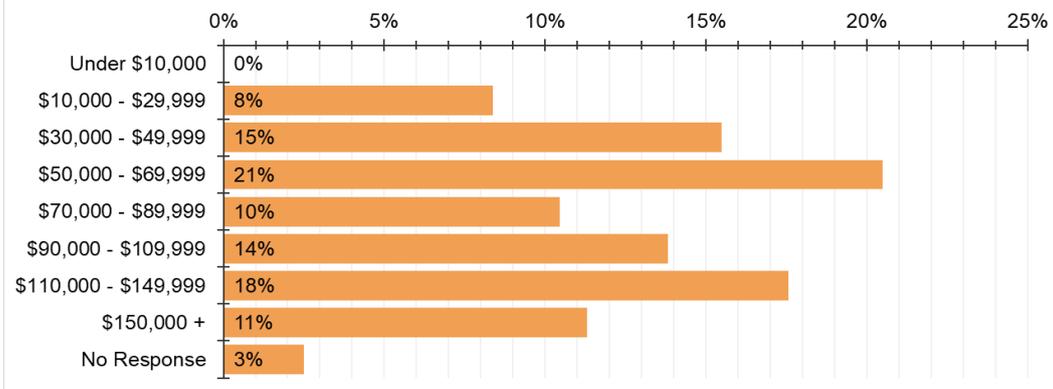
Figure 1: Age Distribution of Respondents



**What is your approximate annual income (before tax)?** Approximately 43% of survey respondents had an approximate annual income (before tax) of \$90,000 or more while 23% of respondents reported an annual income of less than \$50,000. The median annual income of respondents was about \$82,000, in line with Statistics Canada’s reported 2015 median income for Ucluelet of \$60,905.

Owner respondents earned a median income of about \$97,500 per year while the median renter respondent earned about \$55,000 per year. In 2015, Statistics Canada reported that the median owner household earned \$71,712 and the median renter household earned \$44,969 in Ucluelet. While renter reported incomes are within about \$10,000 of Statistics Canada’s information, owner respondents clearly earn more than what we would expect to see based on Census information. This may be due to the rising cost of housing pushing out lower-earning owner households. The largest respondent category for annual income was \$110,000-\$149,999 for owners and \$30,000-\$49,999 for renters. Respondents earning \$70,000 or more of annual income make up 66% of owners and only 30% of renters.

Figure 2: Approximate annual household income (before tax)

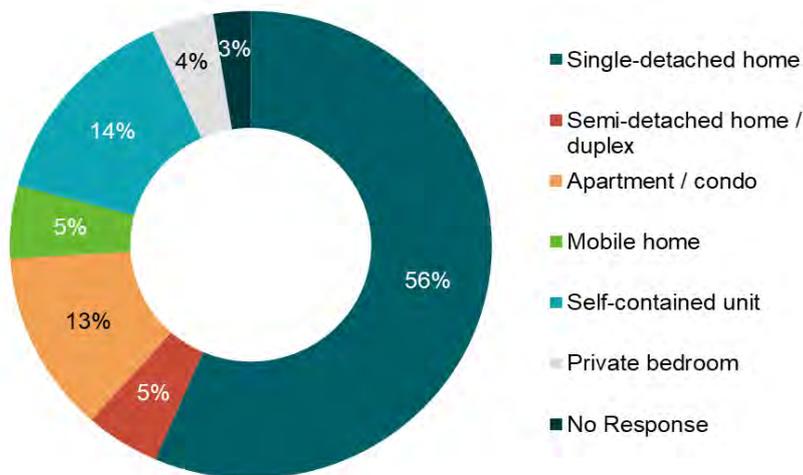


RESPONDENT HOUSEHOLDS

**What type of housing do you live in?** Most respondents (56%) indicated that they lived in a single-detached home. Fourteen percent (14%) indicated that they lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.), 13% lived in apartment buildings or condos, 5% lived in mobile homes, 5% lived in semi-detached homes or duplexes, and 4% lived in a private room with shared bathroom and kitchen spaces. Of those who responded “other”, two lived in a camper, one lived in staff accommodation, one lived in a residential property atop a commercial property, and one was searching for a long-term rental or home to purchase. Six respondents (3%) did not provide a response.

Most owner respondents (75%) and only 24% of renter respondents lived in a single detached home. Of the renter respondents, 33% lived in a self-contained suite that is part of a single-detached house/property (basement suite, carriage house, secondary suite, etc.) and 20% lived in an apartment or condo.

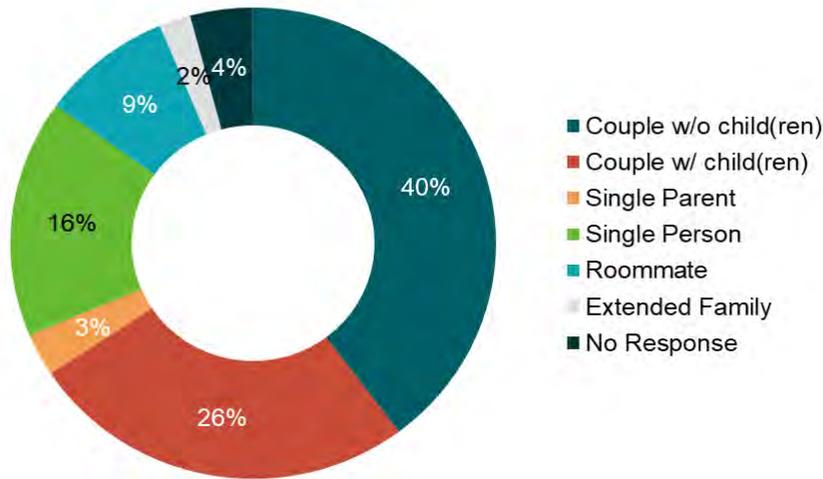
Figure 3: Respondent Housing Types



**How would you describe your household?** Most respondents (66%) indicated that they lived in a couple household. Forty percent (40%) of respondents were couples without children and 26% were couples with children. About 16% of respondents said they lived on their own (single person), 9% lived with roommates, 3% were single parents with children, and 2% lived with extended family. Ten respondents (4%) did not provide a response.

Most respondents (78%) who were owners lived as a couple with or without children, while renter respondents lived as a couple without children (28%), as a single person (24%), as a couple with children (18%), and with a roommate (17%).

Figure 4: Respondent Household Types



**Do you rent or own your housing?** Most respondents (63%) indicated that they owned, while 36% indicated they rented. One respondent was being supported and another respondent did not provide a response. This differs from the proportions of renters (30%), and owners (70%) across the District, indicating a marginal degree of self-selection amongst respondents. Renters are more likely to be in a challenging housing situation and therefore are more likely to be engaged with housing issues.

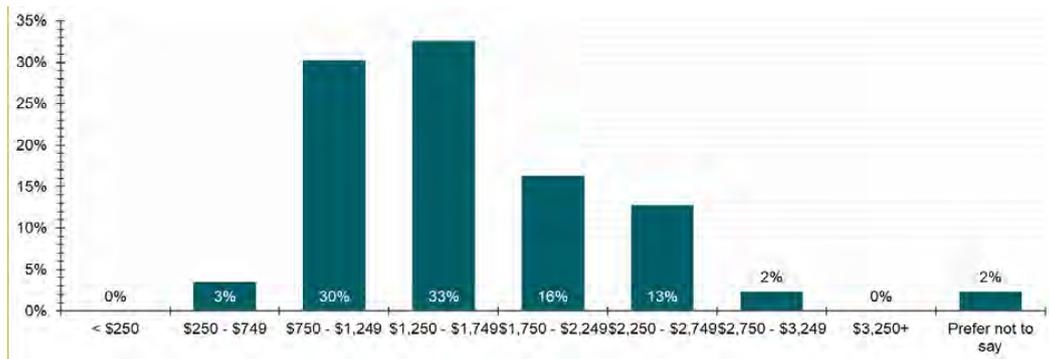
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#### RENTERS

**Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?** About 3% of respondents indicated that their housing costs were between \$250 and \$749 and 26% between \$750 and \$1249. Twenty-eight percent (28%) recorded their monthly housing expenditures between \$1250 and \$1749, which was the largest respondent category for renters. Fourteen percent (14%) indicated that they spend between \$1750 and \$2249 and another 11% spend between \$2250 and \$2749 on housing costs. A less significant percentage of respondents (2%) spend between \$2750 and \$3249 and no respondents who were renters spend over \$3250 on housing costs. Two respondents, or 2%, preferred not to state their housing costs.

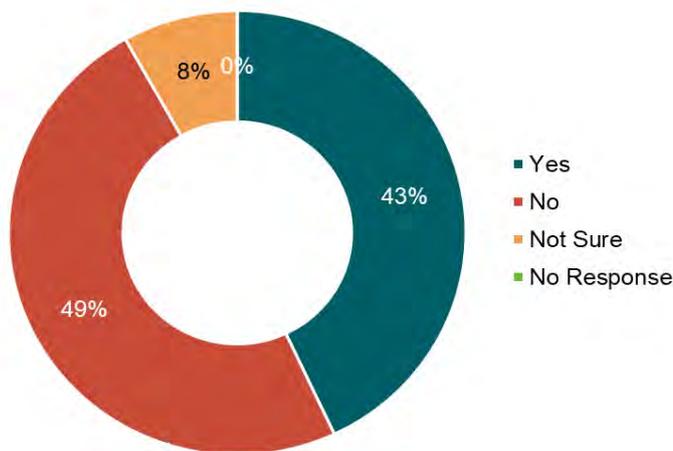
Secondary rental market data collected by the Coastal Family Resource Coalition indicates that the median rent for the West Coast Region in 2020 was around \$1,250 per month, slightly less than the median housing cost reported by respondents of around \$1,500. This indicates that available data likely underestimates actual rental housing cost in Ucluelet.

Figure 5: Reported Renter Housing Costs per Month



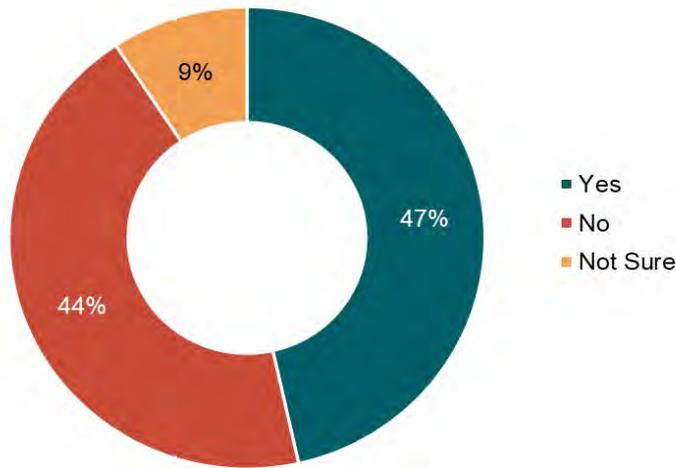
**Do you believe your housing costs are affordable for you?** Forty-nine percent (49%) of renter respondents indicated that their housing costs were not affordable to them, while 43% believed they were affordable. An additional 8% of respondents were unsure. Statistics Canada affordability data for the District of Ucluelet indicates that about 36% of renters are in an unaffordable housing circumstance. This indicated that available metrics likely underestimate perceived affordability of renter housing.

Figure 6: Renter Respondents, Do you believe your housing costs are affordable to you?



**Does your current housing meet your needs?** Forty-four percent (44%) of renter respondents indicated that their current housing did not meet their needs, while 47% of respondents believed that it did. An additional 9% of respondents were unsure.

Figure 7: Renter Respondents, Does your current housing meet your needs?



**Why does your current housing not meet your needs?** Of those who responded “no” to the above question, most indicated that their current home was some combination of too expensive, in need of major repair, or too small. Affordability and size were the most common concerns. Of the respondents that answered, “other”, the following reasons were provided: not pet friendly, poor air quality, too small for family growth, no laundry or kitchen, or fear of landlord converting the rental space or selling. A renter indicated that they would like to be able to own their own home, but do not feel that they are able to purchase an affordable home due to a competitive market.

Figure 8: Renter Reported Housing Issues

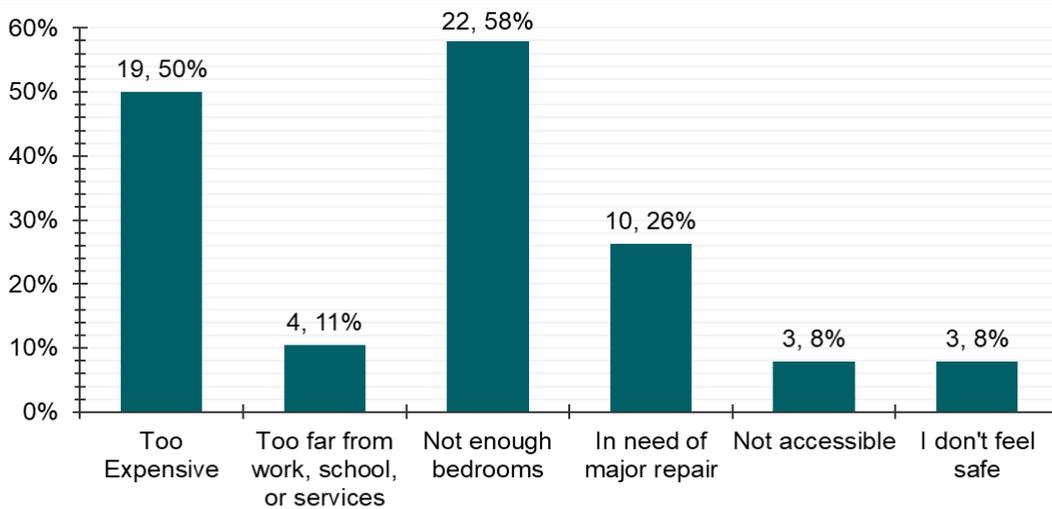


Table 1: Renter Reported Housing Issues

Option	Percent	Number
Too Expensive	50%	19
Not Enough Bedrooms	58%	22
Too Far From Work, School, or Services	11%	4
In Need of Major Repair	26%	10
Not Accessible	8%	3
I Don't Feel Safe	8%	3

Selected quotes from respondents who indicated "other":

"We can't afford a house, so our pets are with our kids."

"I was always under threat of my landlord selling in the last year, plus I have one of the last affordable rentals. If I were to move, I would likely be in a place I cannot afford if I can even find a place to rent."

"No laundry, no oven, no storage, only a bar fridge."

"We share a space with two other people but want our own space so we can think about starting a family."

**In the next five years do you think any of these will be a problem for you?** When asked which issues they expected to face in the next five years, renter respondents indicated that stability of housing (concerns about renovations, loss to vacation rentals, etc.) and costs associated with rent or mortgage were the largest concerns. Renters were understandably more concerned about stability of housing than owners. Other major concerns were the cost of utilities, the size of units, and rental units not being maintained or repaired.

Figure 9: Potential Problems for Renter Respondents in Next Five Years

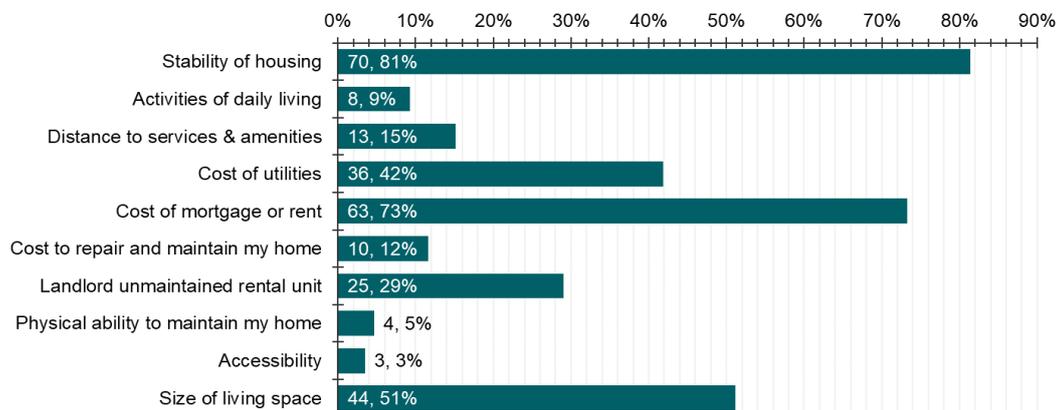


Table 2: Potential Problems for Renter Respondents in Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)	81%	70
Activities of daily living (cooking, cleaning, caring for myself, etc.)	9%	68
Distance to services and amenities (groceries, bank, medical, school, etc.)	15%	13
Cost of utilities (electricity, water, internet, heat, etc.)	42%	36
Cost of mortgage or rent	73%	63
Cost to repair and maintain my home	12%	10
Rental unit not being repaired or maintained by landlord	29%	25
Physical ability to maintain my home	5%	4
Accessibility (e.g. stairs and counter height)	3%	3
Size of living space	51%	44

Renter respondents indicated they had concerns that were not listed, a short explanation of long answer responses are below. Key themes of responses have been broken out here:

- Lack of affordable, long-term rental housing

“Affordability is huge. As well, anyone who owns a residential home is allowed to airBnB it, therefore, taking up rental units that could be offered to long term residents that actually work and contribute to our tourist economy – there should be a huge crackdown on airBnB units and vacation units that owners visit 2-3 times per year.”

“We have to move because our landlords are moving in and we can’t find any rental to move to. We will have to leave town if this is the case.”

“Are my adult children/niece ever going to be able to afford to live somewhere on their own?!”

“AirBnb all over. Less residential/commercial/neighbourhood long term accommodation options. Have lost friends/colleagues/community members from Ucluelet due to housing insecurity and home prices.”

- Inadequate living conditions

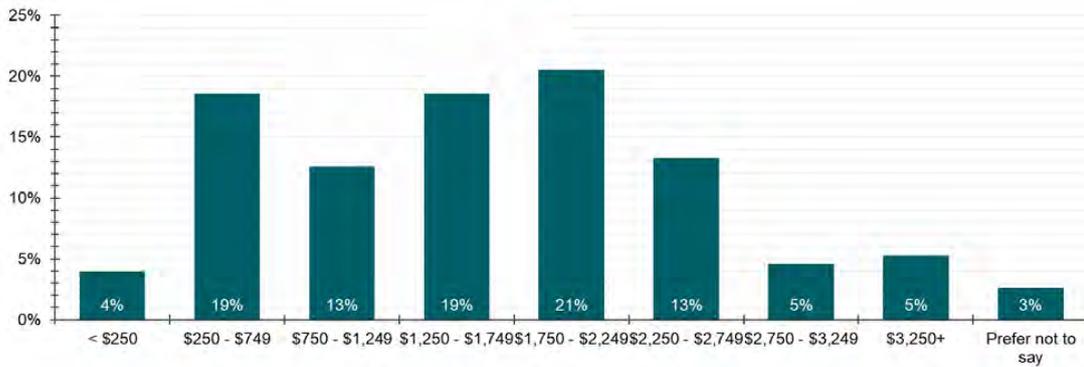
“Not a place I could start a life.”

“Not being able to find a better place to live without air quality issues because every option is too small and too expensive.”

HOMEOWNERS

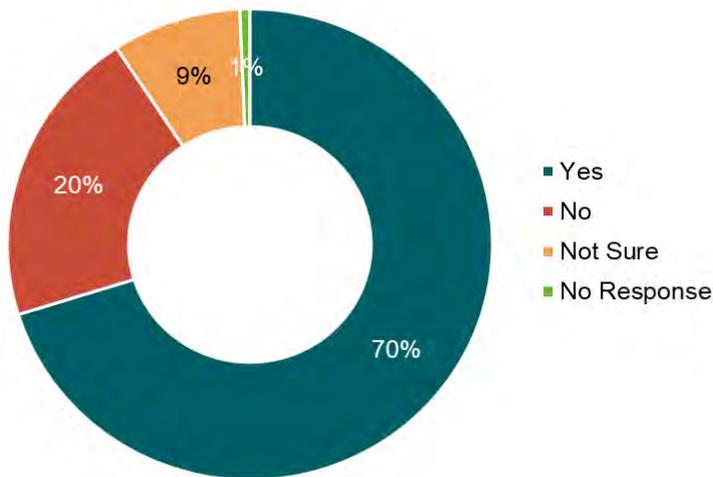
**Approximately how much do you spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?** The most frequent owner reported housing cost was between \$1250 and \$1749 per month (23%), but respondents were relatively evenly distributed across available options between \$250 and \$2749. About 13% of respondents spend between \$250-\$749, 19% spend between \$750 and \$1249, 19% spend between \$1750-\$2249, and 13% of respondents spend between \$2250 and \$2749. The median monthly housing cost for owners of about \$1600 was slightly higher than that of renters.

Figure 10: Reported Owner Housing Costs per Month (not including insurance or utilities)



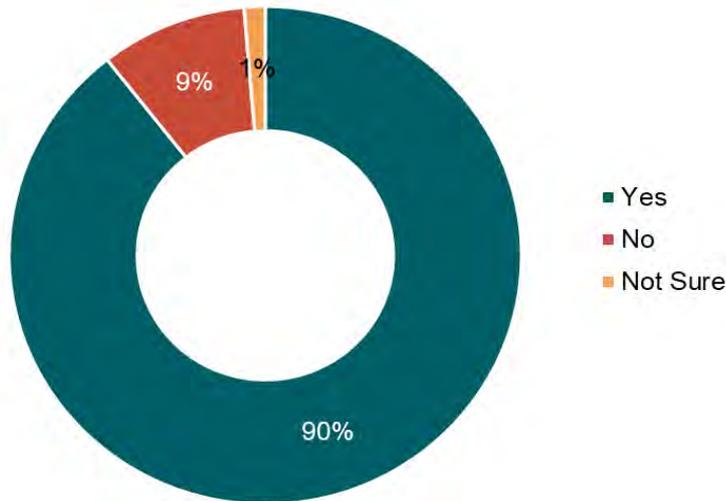
**Do you believe your housing costs are affordable for you?** Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 20% of owners indicated they were in an unaffordable housing situation, and 70% indicated their housing costs were affordable. An additional 9% were unsure. Statistics Canada affordability data for Ucluelet indicates that 25.3% of owners are in an unaffordable housing circumstance. This indicates that owner respondents to the survey are likely in a more affordable circumstance than some of their fellow owners in Ucluelet and may also correspond to lower-income household being pushed to rental options since the last census.

Figure 11: Owner Respondents, Are your Housing Costs Affordable to you?



**Does your current housing meet your needs?** Most owner respondents (89%) indicated that their current housing did meet their needs. Only 10% indicated that either their housing did not meet their needs, or they were unsure if it did. Though still a high number, this indicates that by all the metrics studied in this report, owners are much more able to meet their housing needs through the market.

Figure 12: Owner Respondents, Does your current housing meet your needs?



**Why does your current housing not meet your needs?** Of those who responded “no” to the above question, most (57%) indicated that their current home was too small. About 29% indicated that their home was in need of repairs, 21% indicated it was too expensive, and 7% indicated their home was too far from work, school, or services.

Figure 13: Owner Reported Housing Issues

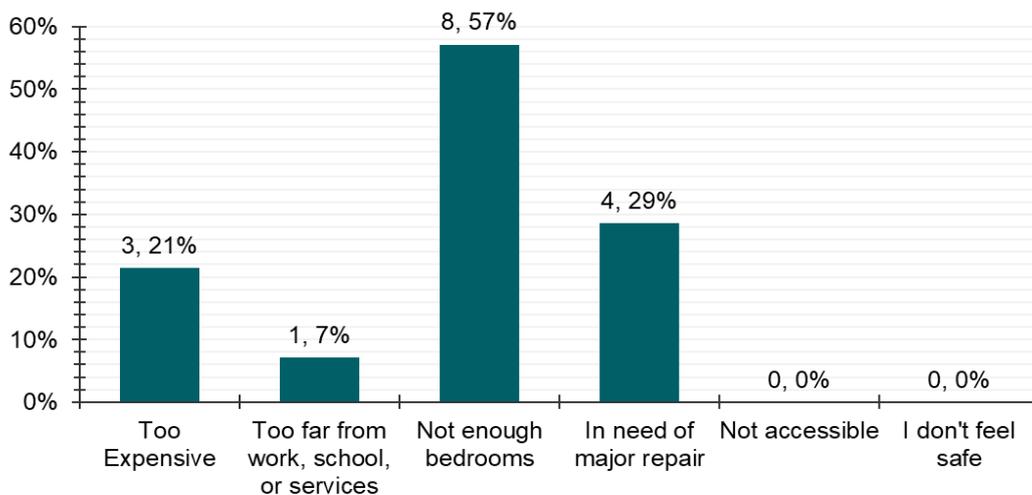


Table 3: Owner Reported Housing Issues

Option	Percent	Number
Too Expensive	21%	3
Not Enough Bedrooms	57%	8
Too Far From Work, School, or Services	7%	1
In Need of Major Repair	29%	4
Not Accessible	0%	0
I Don't Feel Safe	0%	0

Selected quotes from respondents who indicated “other”:

“Not enough indoor or covered outdoor space. Neighbours too close together.”

“We have young adult children living with us because they cannot find housing here.”

**In the next five years do you think any of these will be a problem for you?** When asked which issues they expected to face in the next five years, owner respondents indicated the costs of repairs and utilities (often related) were the most common expected challenges. Physical ability to maintain property and cost of mortgage were also expected to be a challenge. This is likely due to the older owner population for whom cost and stability are less concerning than housing issues associated with aging homes and residents.

Figure 14: Owner Respondents, Expected Housing Concerns in the Next Five Years

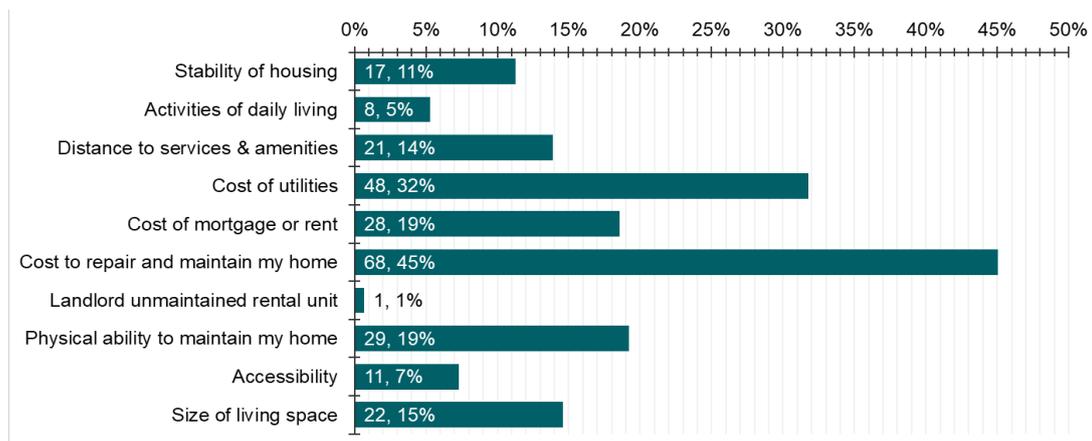


Table 4: Owner Respondents, Expected Housing Concerns in the Next Five Years

Option	Percent	Number
Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)	11%	17
Activities of daily living (cooking, cleaning, caring for myself, etc.)	5%	8
Distance to services and amenities (groceries, bank, medical, school, etc.)	14%	21
Cost of utilities (electricity, water, internet, heat, etc.)	32%	48
Cost of mortgage or rent	19%	28
Cost to repair and maintain my home	45%	68
Rental unit not being repaired or maintained by landlord	1%	1
Physical ability to maintain my home	19%	29
Accessibility (e.g. stairs and counter height)	7%	11
Size of living space	15%	22

Many owner respondents indicated they had concerns that were not listed and provided a short explanation. Key themes of responses have been broken out here:

- Property Taxes

" My house taxes increase every year. I am at \$300 per month now. I'm worried about all the new proposed projects that will be added to my property tax, multiplex, transit, water upgrades, etc."

"Increase of property taxes, services, and amenities in town with inflated housing prices. Locals generally can't afford the same prices as wealthy investors or tourists."

- Lack of Affordable Housing

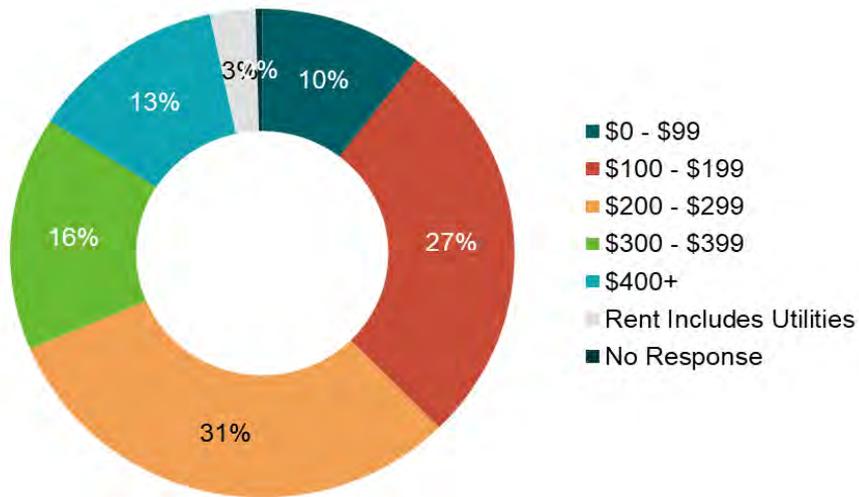
"Inflates house prices due to vacation rentals and out of town buyers buying things up, sight unseen, making buying a home under \$750,000 unattainable."

"The most significant issue is my desire to move in with my partner and have a family. Currently there is a lack of affordable housing for sale. As a professional living in Ucluelet, I would hope one day to be able to purchase a home, raise a family, and continue teaching in this community."

ENERGY COSTS AND CHALLENGES

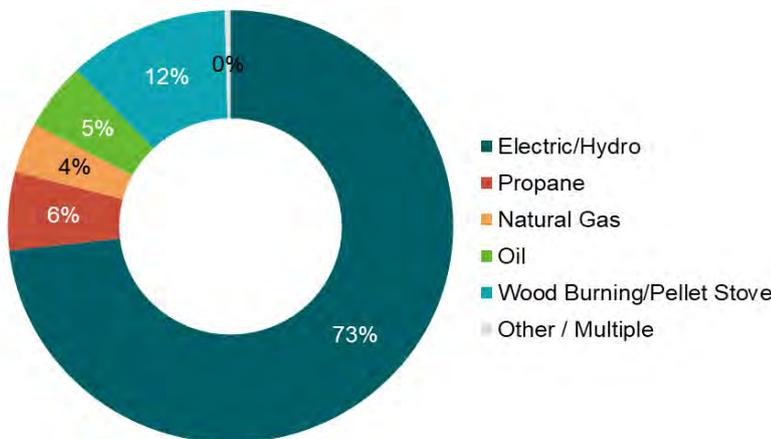
**How much per month does your household spend on heat/utilities?** About one-third of survey respondents (31%) indicated they spend between \$200 and \$299 on heat and utilities. An additional 27% spend between \$100 and \$199 and 15% spend between \$300 and \$399 per month. The median expenditure on heat and utilities was around \$240 per month.

Figure 15: Reported Month Household Utility Cost



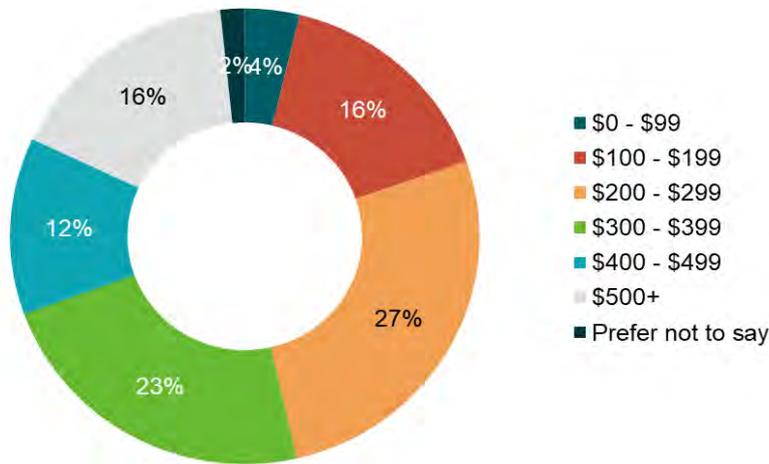
**What is your household's heating method?** Nearly three quarters of all respondents (73%) heat their home using electric/hydro, followed by wood burning/pellet stove (12%).

Figure 16: Respondents Home Heating Method



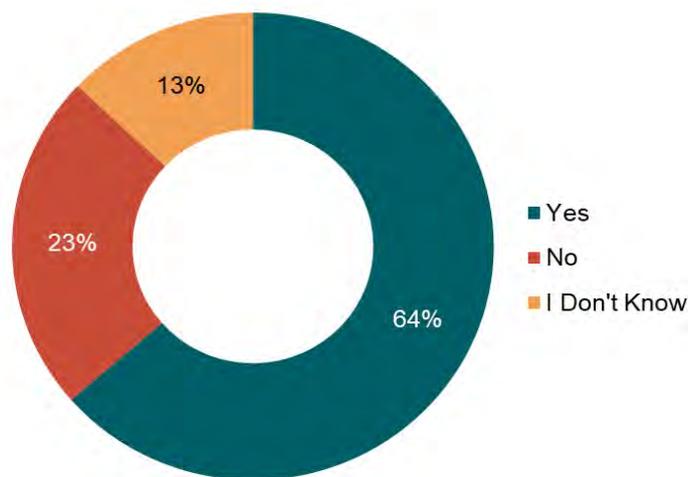
Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc. Of the survey respondents, 27% indicated they spend between \$200 and \$299 a month on transportation. Another 23% of respondents spend between \$300 and \$399 a month on transportation.

Figure 17: Reported Monthly Household Transportation Cost



In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable? A significant proportion (64%) of all respondents indicated that their energy bills were affordable to them. A greater proportion of owners (72%) reported affordable energy bills than renters (49%).

Figure 18: Affordability of Reported Energy Expenses – All Respondents



**When you or your family had difficulty paying energy bills in the past, did any of the following happen?** While 152 respondents responded that their utilities were currently affordable, only 127 respondents indicated that this question was not applicable to them, indicating that at least 25 respondents who may be able to afford their energy bills now may not have been able to in the past. Thirty-one percent (31%) reported holding off on leisure activities and an additional 23% kept the home at a temperature too cold to be comfortable. Fifteen percent (15%) said they did not pay other bills and 15% indicated that they spent less time with family and friends to save money. Another 13% reported that their homes developed mold or condensation resulting from lack of affordable heat or ventilation. Respondents were able to select multiple options.

Figure 19: When Energy Bills Were Too Expensive, Which of the Following Happened?

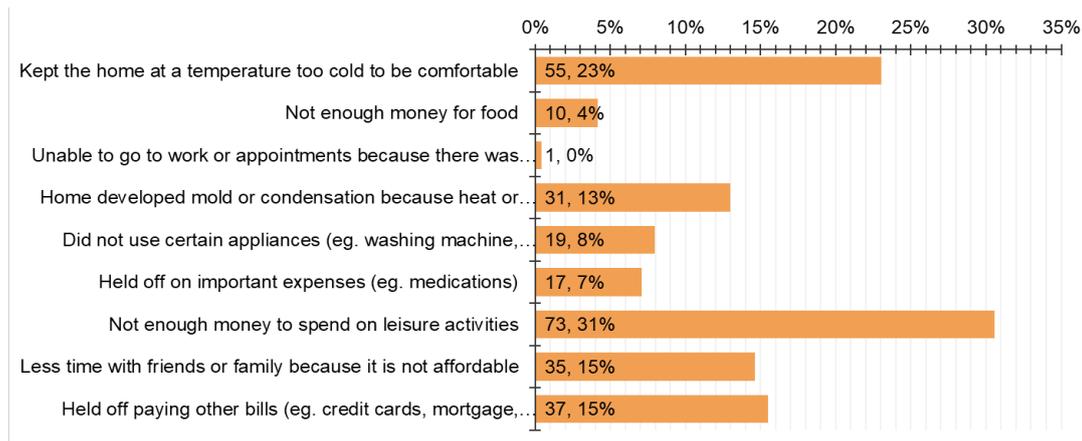


Table 5: When Energy Bills Were Too Expensive, Which of the Following Happened?

Option	Percent	Number
Kept the home at a temperature too cold to be comfortable	23%	55
Not enough money for food	4%	10
Unable to go to work or appointments because there was no money for gas	0%	1
Home developed mold or condensation because heat or ventilation was unaffordable	13%	31
Did not use certain appliances (e.g. washing machine, dryer, oven)	8%	19
Held off on important expenses (e.g. medications)	7%	17
Not enough money to spend on leisure activities	31%	73
Less time with friends or family because it is not affordable	15%	35
Held off paying other bills (e.g. credit cards, mortgage, rent, phone)	15%	37
Not applicable	47.3%	127

**What are the first things that your household goes without when money is tight?** For most respondents (70%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (14%), alter modes of transportation (11%), and cut back children’s activities (10%).

Figure 20: Expenses that are not Paid When Money is Tight

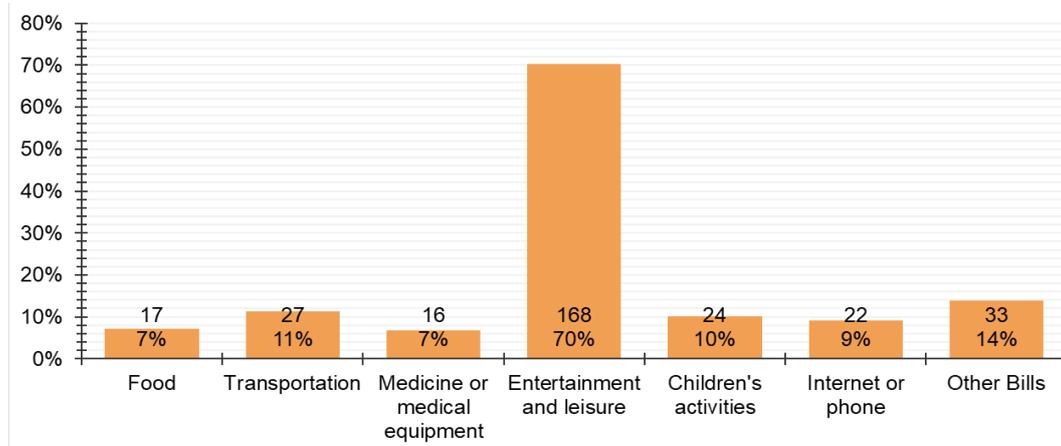


Table 6: Expenses that are not Paid When Money is Tight

Option	Percent	Number
Food	7%	34
Other Bills	14%	71
Transportation	11%	38
Medicine or medical equipment	7%	30
Entertainment and leisure	70%	212
Children's activities	10%	61
Internet or phone	9%	51
Not applicable	16.0%	43

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OPEN ANSWER QUESTIONS

**Are you aware of any housing issues that do not directly affect you, but may affect members of your community?** The following themes and responses have been highlighted as indicative of the trends seen across all responses.

**1. *Housing, especially rental housing, is unavailable or unattainable for many community members.***

- Lack of available and affordable rental housing, making it especially difficult to find housing if you have disabilities, pets, etc.
- Cost of houses is increasing, making it difficult to purchase housing.

“There are not enough affordable rental spaces and first time buyers are finding it impossible to purchase reasonably priced housing!”

“Disabled income assistance hasn’t enough to afford proper space and layout, and that there is none available.”

“Seniors can’t afford to stay – they must leave the community to have a roof over their head that they can afford on their fixed income.”

“Lack of pet friendly spaces and spaces for singles to live affordably.”

“I know several people who lack long term, reliable, affordable housing. Some have families, some are seniors, some are youth. Many have lived in the community for years, some have built businesses, and all volunteer and contribute to the community. We don’t want to lose these people!!!”

“There is not enough housing available and those that are available are beyond regular people’s means. ...”

**2. *Vacation Rentals are playing a significant role in the housing market and lead to displacement amongst residents and community members.***

- Many respondents indicated a need for regulations on Airbnb and short-term rentals.

“Local families not being able to afford rent because it is more profitable for property owners to run a short-term vacation rental than a long term. Failure to prevent the conversion of every available space into an airBnB or VRBO will lead to a shortage of workers and will kill what remains of this community.”

“Housing is hard to come by, it always has been in Ucluelet, but since AirBnB it have become insanelly difficult”

“Long term locals losing their rental space to AirBnB.”

“Yes, I have many friends that live in constant fear of losing their home as it gets turned into a vacation rental. ...”

**3. Employers are facing challenges hiring and retaining staff due to housing issues.**

“Every day we can’t hire people that apply because they have nowhere to live. Friends are always looking for a place to rent. Many friends have chosen to relocate to more affordable communities (real estate) with more of a rental pool across the province. We’re lost some good folks that cashed out too. Hoping Ucluelet can hang onto its community.”

“Yes, I see every small business owner I chat with not able to stay open, burnt out, and leaving money on the table during peak season due to low quality or a shallow labour pool. One small business owner even accepted a thief they knew would steal (and of course did – a police report was opened) just so they could attempt to have some time to run other parts of the business.”

“Housing is such a huge issue in our community. We run a small business and struggle to hire and retain staff due to a lack of housing. I spend a vast amount of time trying to secure housing for our team. We have been unable to hire good candidates due to a lack of housing (after looking for THREE months) and we have lost great team members when they have been kicked out of their homes. We have four team members who are currently in precarious situations and who we may lose, which on a team of 14 is a significant number. Unless there are housing solutions in the immediate future, I don’t know how the business will be able to continue to operate. “

**4. Alternative housing and overcrowding in available rentals are emerging from the housing crisis.**

“We see too many people living on the streets, parked on the boulevards and parking lots, often in residential areas. Our community continually encourages people to come here when we cannot handle the influx. It feels like we are losing our community, and it is not just in the summer months anymore. Sure we need tourism, but where is the balance!?!”

“Lack of long-term rentals and staff accommodation. People living in vehicles on West Main is unacceptable when hygiene is considered. ...”

“Rental houses are overcrowded with several people sharing a bedroom. People live in campgrounds and commute to work. ... People live at the landfill and in the woods and commute to work (seasonally).”

“Overcrowding of staff accommodations that offer no privacy and still charge very high rent.”

“We are very aware of people living in their vehicles. Also, some of our staff live in trailers because they can’t find housing.”

“I have numerous friends that reside in vehicles, sailboats, or have multiple people inhabiting a bedroom in order to have shelter while working in this community.”

**Do you have any comments or suggestions to improve housing in your community?** Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. In general, ideas fell into three categories:

**1. Increase the stock of affordable housing through a variety of mechanisms**

- Build more apartments for renters
- More senior housing
- Build affordable housing
- Allow carriage houses or detached suites on acreages
- Facilitate building permit process/ provide support in navigating the process and requirements
- Facilitate the rezoning for affordable housing
- Grant funding for home repairs to introduce long-term rental suites
- Incentivize landlords to offer long-term rentals
- Restrict condo development and encourage apartment development
- Require rental properties to provide both short-term and long-term

**2. Expand housing options for seasonal and year-round workers**

- Require new hotel, resort, or apartment builds to provide staff accommodation
- Provide creative solutions, such as village style or container homes
- Build housing specifically for staff accommodations
- Subsidized staff housing for businesses
- Dedicate campgrounds or designated areas as staff housing

**3. Improved taxation on short term rentals and nonresident owners**

- Improvements to property taxes and by laws for no resident owners
- Full time rentals should be incentive as new builds
- Property tax breaks for families who own housing
- Land trust models for affordable housing allowing people to purchase and build
- Split tax classification for short-term and long-term rentals
- Increase cost and/or cap the number of short-term rental business licenses
- Additional taxation on non-resident homes

**Finally, survey respondents were asked; is there anything else you would like to tell us about your housing experience or are there any other housing concerns you would like to share with us?**

Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme and by Electoral Area.

- **Alternative Housing Options**

“I plan to live in my car on the logging roads.”

“I have lived here for 30+ years, housing has always been an issue we lived in a travel trailer with no plumbing to start as there were no other options. Now the population has increased so the issue seems more dire.”

- **Short term rentals**

“There needs to be a cap on Airbnb. Ukee has a 0% rental market, and it makes it impossible for families to live and make a living here.”

“With a house in a strata area that is full of Airbnb’s, we choose to rent our basement suite to a young couple working in Tofino. Airbnb’s need limits and if we provide incentives to those who rent instead of Airbnb their place, maybe there can be some change in housing situations”

“Many homes are not bought by people wanting to live in community but by people who rent their homes out as vacation rentals.”

- **Housing is too expensive, especially for the younger generations**

“My niece has been trying to find affordable space for months. My young adult child came to me saying at this rate I am going to be living at home forever. My teen says I might as well not even consider bothering moving out. The price for rent is nuts and unreasonable if there is any rental available.”

“I have three children; all are young adults and all of them feel like they will never be able to afford to move out and live in Ucluelet. I don’t want to live in my home anymore because it is too expensive for me to afford as a single parent. I want to rent it out, but I can’t because my kids can’t afford to move out.”

“It has been very concerning to see housing prices jump to unaffordable levels, as a long time local there is no way we can compete with people coming into the community with money. Any home we could maybe afford is basically in need of serious repair and we would be forced to go into a bidding war and likely pay more than we can afford including costs of extensive repair.”

- **Supportive housing**

“We have been wanting to leave our current situation for years because of air quality issues but the rental market is prohibitively expensive, particularly for a single parent household. Also, my son is 18 so we have just lost our Canada Child Tax Benefit money, which makes the situation even more difficult. He has disabilities and is not yet ready to leave home. Affordable housing is needed to support people in these kinds of situations.”

“More senior housing would be good for those able to pay, as well as affordable for marginal income population.”

“More stay-at-home support”

- **Cohabitation or enduring poor conditions to afford housing costs**

“I have had to consider leaving my job if I couldn’t find housing. As an adult I don’t want to live with roommates but there are very few affordable options for single income persons.”

“Very hard to find housing. I am currently living in a home with a mold problem. Unfortunately, with the lack of options I feel stuck here to figure it out or need to leave town.”

- **Need for changes to bylaws and zoning restrictions**

“I see that rents are on the rise and sales of real estate often displaces the tenants. To increase the availability of rental properties, lane way houses and detached cottages need to become bylaw immediately. Any policy or bylaw regulating short term rental to provide long term rental to residents first is contra-productive and directly impacts the livelihood of those, making it a full-time business. Free up rental properties by making on-property staff housing mandatory for hotels, resorts, and other large-scale operations.”

“Relax on the zoning bylaws. It would make a difference if we could rent out our detached cottage, both financially, and with the housing shortage.”

“My main concern is the bylaws not being flexible to homeowners who are trying to create versatile properties that accommodate both tourism and long-term tenants. I’m not sure of the specific bylaw, but within the last 6 months I’ve heard of two residents submitting plans for personal dwellings with one long term and one short term unit. Their proposals were rejected and revised to include two approved short-term units. I’m afraid this creates a strain on the demand for long term housing and is left to local goodwill to provide accommodation for our residents. With the cost of housing increasing and having to compete with short term rent, cost of living continues to rise. ... If properties were allowed more built-in versatility (I’m not talking trailers in the yard) I think town would be more aesthetically pleasing, create more comfortable homes for our tenants and an integrated community experience for our guests. I believe a positive spin off from this would be more locals creating and investing in opportunities for our community, perhaps expanding businesses and services that would benefit all.”

- **Loss of community resulting from the unreliable housing market**

“There is a constant looming fear and instability living in this housing market, which takes a substantial day to day mental toll. It prevents a feeling of safety and security living in this community. That, in turn, begins to disintegrate the community foundation – when community members and families are constantly uprooted from their living situation, and there is literally nothing available more

affordable, it becomes easier to move out of the community than to continue struggling.”

“Our town is dying due to lack of housing; businesses are having to cut hours or close because there is no staff due to no available housing.”

“Being a renter in Ucluelet is a very uneasy feeling. If something were to change for my landlord, I am pretty sure I would have to leave the community because the housing shortage is so high. It is uneasy to connect to a place where you feel like you probably don't have a future because it is so expensive to buy, and rentals are unreliable. I have a major concern about the community being able to house essential workers. It makes me sad.”

- **No stability in the rental housing market**

“Needing to find a new place to live every year for the last four years due to houses selling or being turned into Airbnb.”

“I live in constant fear that if my landlord decides to move back to town I will have nowhere to live”

“Too many vacation rentals, very difficult for long term locals to find stable housing. My partner and I have moved 3 times in the past 15 months.”

“We had to borrow money from family in order to afford to buy. We chose to buy as we had a son and could not handle the stress of moving again (we moved 6 times in the last 5 years due to unsuitable living situations and our rental turning into a vacation rental.”

“Our property got sold in August and we do not know yet if the tenancy will be kept intact or if we have to move out. If that is the case, we are most likely to leave Tofino (after 10 years) as we cannot find suitable housing for the two of us. But even if we can stay, how do we know that the new landlords are not selling again next year? You feel like you are always in limbo as you cannot predict what will happen next. My spouse and I have decent jobs in town with a reasonable pay but we cannot afford to buy our own (small) house and we are not willing to pay an outrageous amount of rent to pay someone's mortgage.”

“With the instability of renting/the constant risk of being kicked out so that more and more places can be turned into nightly rentals, it would be nice to see the districts looking at solutions for the long-term locals that just want to be able to buy a home to live in or a property to build on.”

TOURISM AND HOSPITALITY HOUSING NEEDS SURVEY

Date	Location	# of Engagements (approx.)
August to September 2021	Online via TalkTofino Website	28

The tourism and hospitality housing needs survey received **28 responses** from individuals throughout the West Coast Region. Available online beginning in August, most responses were collected between late-August and early September.

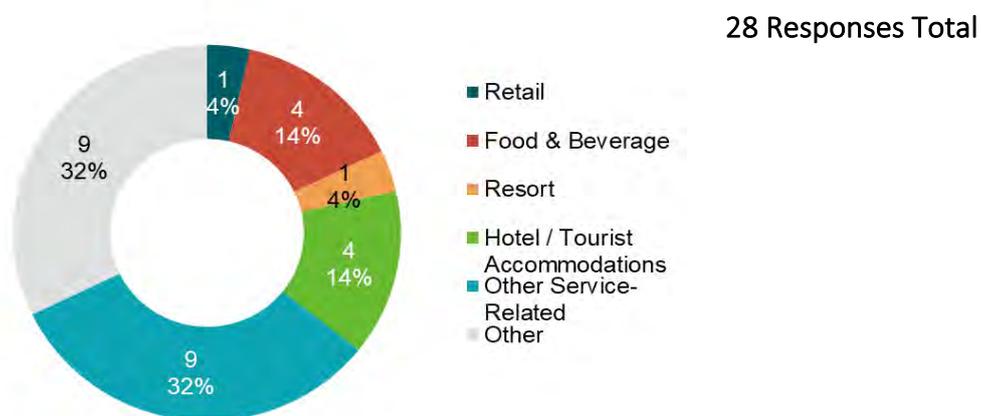
It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

INDUSTRY OF EMPLOYMENT

**How would you best describe your work in the tourism and hospitality sector?**

The tourism and hospitality sector contains many employers and industries and a variety of working conditions and environments. Respondents were asked to describe their work and were given a series of broad categories. Few respondents indicated their work was at a resort (4%), in food and beverage service (14%) or in hotel and tourist accommodations (14%). Of the 32% that responded “other”, most indicated that they worked in a smaller sub-industry of tourism and hospitality (e.g. spa, photography, tourism marketing, etc.) or that their work was best described by a combination of given categories (e.g. “I work in food and beverage services at a resort.”)

Figure 21: Responses by Industry

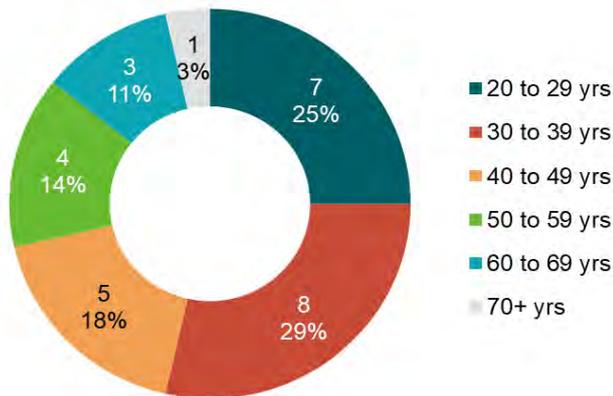


RESPONDENT DEMOGRAPHY

**To what age group do you belong?**

Respondents from the tourism and hospitality sector skewed significantly younger than respondents to the general survey. Of the 28 responses, 54% of respondents were between 20 and 39 years of age. An additional 32% were between 40 and 59. Only 14% were older than 60. The largest respondent cohort was from individuals aged 20 to 39.

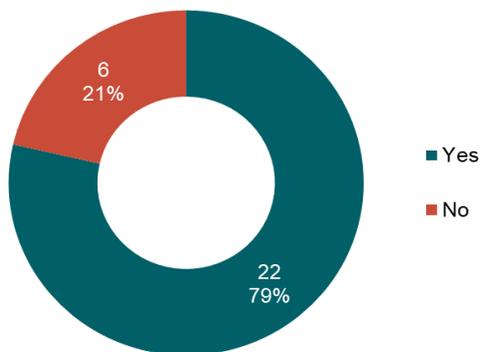
Figure 22: Tourism and Hospitality Respondent Ages



**Do you live in the West Coast Community year-round?**

This question was asked to get an idea of the different needs of mobile, seasonal workers and permanent employees in the tourism and hospitality sector. The vast majority (79%) of respondents indicated they live in the West Coast community year-round and do not move to other communities to work in the off-season.

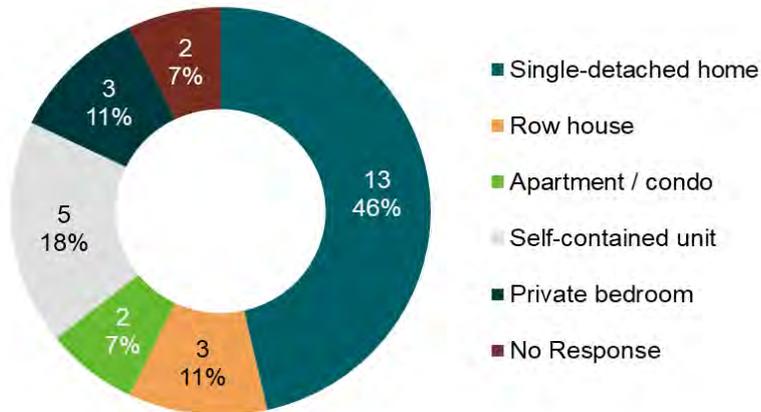
Figure 23: Rate of Permanent Residency in the West Coast Region



**What type of housing do you live in?**

Survey respondents were much more likely to live in a row house or apartment (18%) or self-contained unit (18%) than the general population of the West Coast Community, though the largest number of responses were still from residents in single-detached homes (46%).

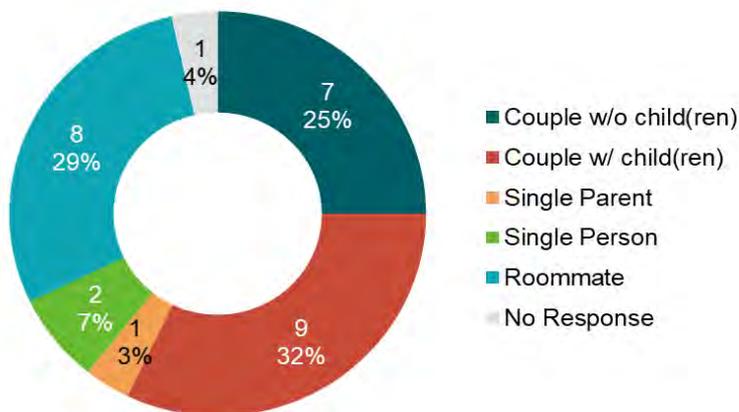
Figure 24: Type of Housing



**How would you describe your household?**

Tourism and hospitality sector workers also had a large variance in household composition. The largest number of responses came from couples with children (32%), but 29% of respondents live with roommates, a much higher number than the regular survey. This is likely indicative of the younger respondent pool.

Figure 25: Household Composition



HOUSING NEEDS

**Does your current housing meet your needs?**

Most respondents (66%) indicated that their current housing meets their needs, however, renters were far more likely than owners to report that their housing is not adequate. More than half of renter respondents (56%) said their housing did not meet their needs compared to only 19% of owners. This is likely indicative of the competitive and difficult to navigate rental market, as well as the challenges renters face saving to purchase a home.

Figure 26: Housing Needs Met - All Respondents

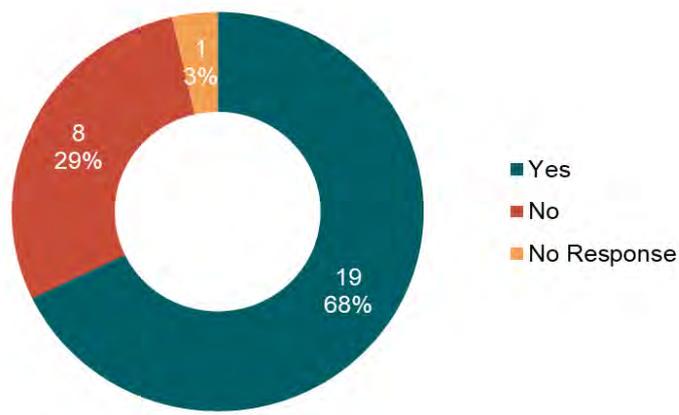


Figure 28: Housing Needs Met - Renters

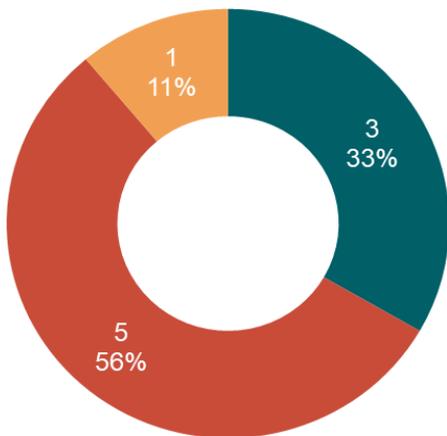
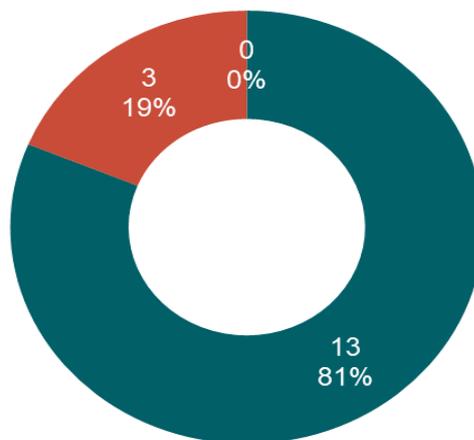


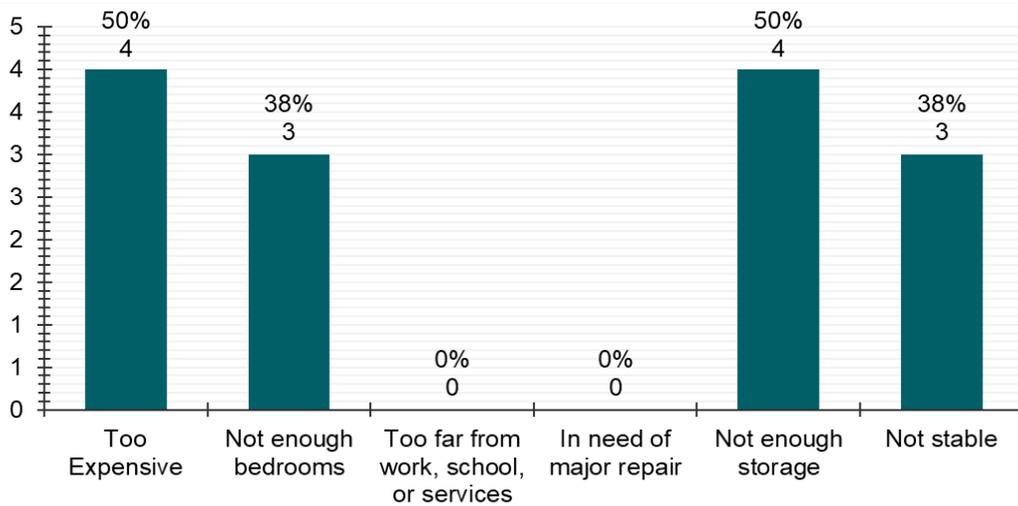
Figure 27: Housing Needs Met - Owners



**Why does your current housing not meet your needs?**

For those that responded their housing was not currently adequate an additional question was added to the survey. Half of all respondents (50%) reported that cost was the largest issue and 50% indicated that storage space was a challenge. Most employed in the tourism and hospitality sector are active participants in the sector and have the added housing challenge of finding a unit with appropriate storage space for associated gear. Condition and location were not major concerns. Reasons did not differ appreciably between owner and renter respondents.

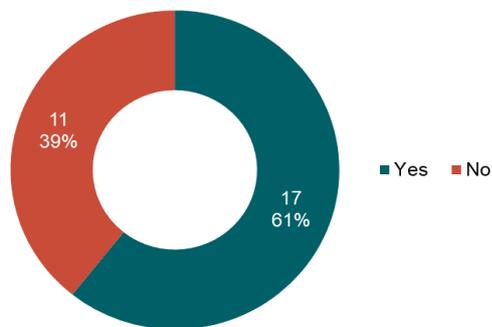
Figure 29: Reasons Housing Does Not Meet Needs



**Have you had difficulty finding or maintaining housing on the West Coast?**

Owners and renters reported having difficulty finding and maintaining housing at similar rates. Thirty nine percent (39%) of all respondents indicated that they have had or are currently having challenges finding or maintaining housing indicating that even those who are currently appropriately housed likely faced challenges finding that unit. This speaks to the challenging overall housing market across the West Coast.

Figure 30: Difficulty Finding or Maintaining Housing



**Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

This question received 14 responses, often generously and thoroughly answered. Most answers touched on the key theme of accommodation for staff and challenges with short term rentals:

- **Quality and Availability of Staff Accommodation**

“The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.”

“I’ve been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.”

“Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.”

“I find it difficult to find housing for our staff”

- **Short Term Rentals**

“Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through.”

“I am a 34 year old entrepreneur in the tourism industry and had to change accommodation 3 times over the last 2 years because my landlords decided to Air b&b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in”

“you find a place to rent, it sells, and becomes an airbnb - again and again and again”

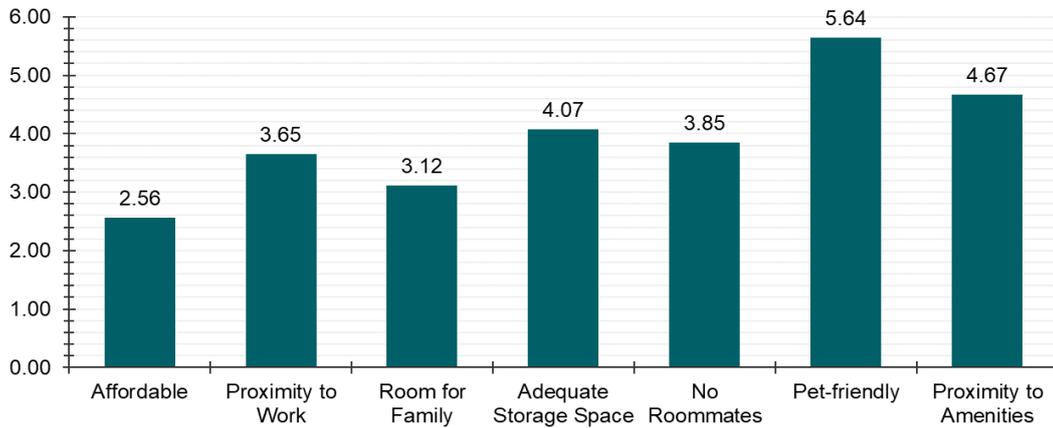
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#### PREFERRED HOUSING FEATURES

**When looking for housing, how would you rank the following in order of importance with 1 being MOST important and 7 being LEAST important?**

Affordability was the most important housing feature for most respondents, followed by room for family and location of amenities. For renter respondents, the order was nearly identical, but affordability was rated even higher at 1.33. It is clear that, though the tourism and hospitality sector have unique needs and challenges, none of the other aspects of housing matter if the unit is not affordable.

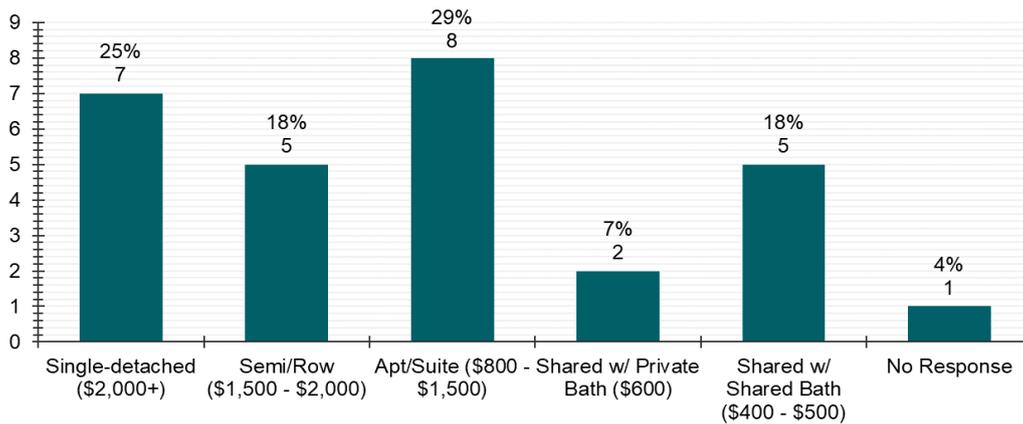
Figure 31: Important Housing Features



If it was available, which of the following would be an acceptable housing situation for you? Please select only the most appropriate option.

This question was asked to get an idea of which housing typologies the West Coast and its partners should be encouraging. Nearly one-third (29%) of respondents indicated that their needs could be met by a relatively affordable apartment or suite. An additional 25% indicated they would be best served by a single detached home. Though 18% indicated they would prefer a shared house or a semi row house, that number was lower than expected given the number of respondents currently living in detached housing.

Figure 32: Preferred Housing if Available



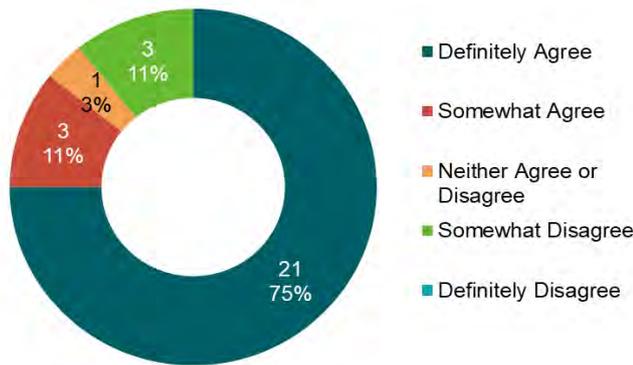
SUMMARY QUESTIONS

Please respond to the following statements:

**Housing affordability is a barrier to living on the West Coast permanently.**

Eighty six percent (86%) of respondents either agreed or strongly agreed that affordability was a barrier to living on the West Coast permanently. Only 11% disagreed or strongly disagreed.

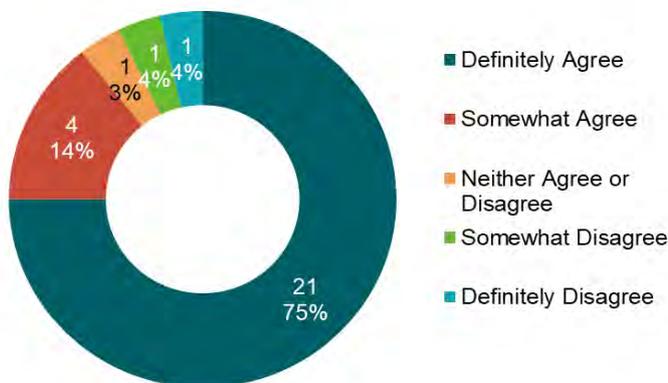
Figure 33: Is Affordability a Barrier?



**It is difficult to find appropriate housing on the West Coast.**

Eighty-nine percent (89%) of respondents either agreed or strongly agreed that it is difficult to find appropriate housing on the West Coast. Only 8% disagreed or strongly disagreed.

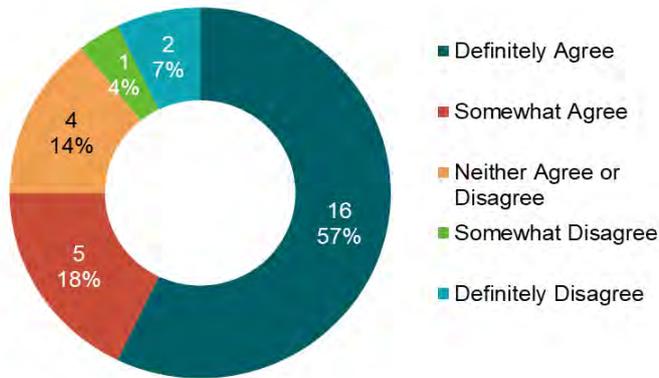
Figure 34: Difficult to find housing?



**If housing costs and availability were not an issue, I would consider living permanently on the West Coast.**

Most respondents (75%) indicated they would consider living permanently on the West Coast if housing was not an issue. Only 11% disagreed or strongly disagreed.

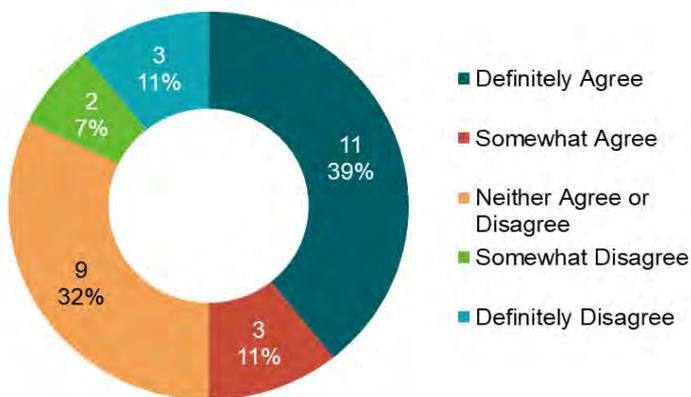
Figure 35: Permanently live on West Coast?



**Housing has affected my decision to stay or work in the region.**

Many respondents (50%) indicated that housing has directly impacted their personal decision to stay or work on the West Coast. This indicated the degree to which the housing and labour markets in the region are deeply interrelated. Only 18% disagreed or strongly disagreed.

Figure 36: Housing affected decision to stay on West Coast?



**Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

The survey received 14 responses to this question. The following themes and responses have been highlighted as indicative of the trends seen across all responses.

- **Housing, especially rental housing, is unavailable or unattainable for many community members.**

“I just have concerns about young families, workers in the service industry.”

- **The housing market and labour shortages are directly linked.**

“We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.”

- **Housing costs are outpacing wages in the tourism and hospitality sector.**

“I’m in full support of affordable housing initiatives & secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.”

“There should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.”

- **Short-term rentals are exacerbating existing issues.**

“There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.”

“We need to regulate the air b&b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&b now. I am not against Air b&b in general, but it needs to be controlled/regulated”

“Closing all the vacation rentals operating in zones where vacation rentals are not allowed. There are a lot!!! Imagine all the housings that could suddenly become available to workers.”

“Illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both Ucluelet and Tofino will not be able to function which is currently showing in the number of businesses shutting down”

- **Bylaws changes could improve unit availability.**

“Due to high cost of building and owning real estate, with recent tax hikes as high as 50% in Tofino, property owners are forced to ask high rent. To offset the

housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc.). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses."

## KEY INFORMANT INTERVIEWS

Twelve key informants were interviewed from July to September 2021, including key representatives from regional health organizations, local housing developers, social service providers, and related fields. In each interview, informants were invited to respond to a series of “conversation starter” questions then elaborate with greater detail. Though all participants were comfortable sharing quotes with researchers, some were not comfortable sharing their name or organization. Informants are categorized below by location and category instead.

Date	Location	# of Engagements (approx.)
August to October 2020	Via Videoconference	12

Location	Position or Organization
Tofino	Fish and Loaves Humane Society
Regional	Alberni Clayoquot Health Network
Regional	Clayoquot Biosphere Trust
Tofino	Tofino Housing Corporation
Regional	Vancouver Island Health Authority
Ucluelet	Ucluelet Chamber of Commerce
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Yuułuʔiłʔatḥ Government	Yuułuʔiłʔatḥ Government - Ucluelet First Nation
Tofino	Tofino Hospital
Toquaht	Toquaht Nation
Tofino	Tofino Chamber of Commerce
Ucluelet	Pacific Rim Development Cooperative

## KEY THEMES

### 1) Lack of Housing Availability

There is a very real and drastic supply shortage across the West Coast region. Every key informant highlighted how rising housing costs are putting home ownership opportunities further out of reach for more and more people, and that reduced availability of long term rentals is impacting the social, economic, and cultural fabric of their communities. One trend seen as being amplified by COVID has been the prevalence of wealthy homeowners - realizing that they can work remotely in a scenic destination rather than in a bigger city - purchasing properties on the West Coast and driving up real estate prices, while further depleting the already low housing stock. Interviewees frequently remarked on the increasingly large, and often employed, population living in tents, cars and RVs as a key indicator of the lack of housing. Young families in particular struggle to find appropriate rental or ownership opportunities that meets their needs and are moving to other communities as a result. Often, before affordability was mentioned, supply was emphasized. Even for those who could afford typical rental rates, housing was simply not available.

“There is more housing, but demand has definitely outstripped supply, and a significant chunk has been lost to Air BnBs.”

"We've seen residents have to leave the region because of a lack of housing. Particularly families because of affordability and size. It's effecting the social fabric of the community."

“A new modular home in the trailer park...was the only thing on the market for less than \$500,000!”

“Housing has been an issue for a while, and supply has not increased. Saying the need has become more ‘acute’ is an understatement.”

“Demand has always been high. It’s always been a challenge to meet demand for citizens. It’s probably gone up a little bit in the last couple of years as Citizens are choosing to move back and there are a lot less options in Tofino and Ucluelet.”

## 2) Need for Affordable Rental Housing

Interviewees agree that there has been a steadily growing need for affordable rental housing, especially over the last five years. This need is partly driven by the booming tourism economy, which has increased the demand for rental units by both workers business owners desperate to accommodate seasonal employees to keep pace with the volume of tourists. At the same time, the high cost of living and owning property in the region has given way to a reduction in affordable long-term rental supply as more and more existing and prospective homeowners turn available bedrooms into short term vacation rentals in order to maintain their mortgage.

Rental vacancies are so hard to come by that residents are increasingly being forced to remain in unsafe living conditions. Multiple interviewees shared stories of vulnerable residents dealing with predatory landlords or living in housing conditions that are physically hazardous to them due to mobility challenges, all because there are no other options available to them locally, and they can’t afford to move. Where rental vacancies do emerge, rental rates often price out most residents, especially those earning less than the median income, single-income households, and seniors.

“Wages are not bad here, but rents are astronomical. We’re talking shared bedroom situations for \$2,250 a month!”

“I personally... have a rental that is secured and somewhat affordable, but I feel like I’ve won the lottery.”

“Prices have definitely gone up in the past 5 years. \$900-\$1,200 used to get you a 1-2 bedroom. Now it’s close to double.”

“Unsafe living conditions because people are crammed into suites or living too many people to a house.”

## 3) Housing for Essential Workers

Closely tied to the rental supply shortage, the theme of workforce housing is worth highlighting separately as it was frequently identified as a key challenge for participating communities as a broad range of workers that are striving, often unsuccessfully to find housing. Informants indicated that essential workers, many of whom earn higher than average wages, are frequently leaving the community or not accepting positions due to a lack of housing. Doctors, nurses, childcare staff, and teachers were specifically mentioned. Many workers who would have been able to afford a stable home a few years ago are struggling to maintain appropriate accommodations.

“Nurses and doctors are very vocal about how they can’t afford to rent or purchase in the community, even with a physician salary!!”

“I’ve lived here for 4 years and I’ve definitely seen the demand increase. Especially on the facebook posts. Nurses, marine biologists, etc. not able to accept their job offers because they have no place to live.”

“An affordable rental is relative. For some “affordable” is \$375, but it’s also causing shortages for high-paying positions – occupational therapists, physiotherapists – these people can’t afford \$3500 a month in rent! This is going to impact our healthcare team, and therefore the community.”

“I know someone who bought 3 years ago at 750K and sold at 1.5M this year when they decided to move. Where is (their replacement) supposed to go if that’s the price of entry?”

#### **4) Staff Shortages and Housing for Tourism and Hospitality Sectors**

Another category of workers that was frequently identified as facing disproportionate housing challenges were those employed in the tourism and hospitality sectors. Many positions are seasonal or pay less than other sectors. Staff in this category are in direct competition with short term rentals as communities need the most workers when demand for tourist accommodations are the highest. Many employers attributed staff shortages to the lack of affordable rental supply.

“Anybody in the service industry is very at risk.”

“It’s getting so that you can’t have workers unless you have staff housing. I know one owner who lived in her garden shed and showered with a bucket so she could use her home for staff housing.”

“No more cheap/temporary housing for workers or new residents.”

“The most desperate needs I’ve seen are for both seasonal staff and longer-term staff. We have management-level positions living in illegal trailers because they can’t find rental or ownership options.”

#### **5) Housing for Seniors and Elders**

There is minimal housing for seniors and Elders across the West Coast Region, including homes on the ground floor, homes with elevators, and homes with interiors that are properly designed for individuals with mobility issues. Once seniors become less mobile, they are often unable to age in their own home, and in some cases unable to age in their own community due to the lack of options available locally.

In particular, participants identified the need for more rancher-style homes as well as supportive and semi-supportive care options. Supportive housing does not need to offer a full spectrum of supports and services, but some supports such as cleaning services would be very desirable. Persons with a disability would benefit from similar housing options. As a result of this need, seniors are having to move to locations where more comprehensive care options are available.

Though still a relatively young region, housing for Seniors and Elders is expected to grow in importance as the population of the West Coast ages. Older residents want to remain close to their community but feel there are too few options for them to downsize, and that they cannot afford the units that would meet their needs. This leads to people living in larger homes that are too challenging for them to maintain. Accessible units, affordable for those on a fixed or single income can enable older residents to live in their community longer and free up larger homes for younger residents.

“A lot more need for seniors, particularly urban seniors who would like to move home to be closer to government services.”

“Because there is not another option for them, there are some seniors who are definitely living at a higher level of risk than they might be comfortable with. Choice becomes stay at home or leave community – potentially a lifelong community!”

“There are a number of older adults who have the financial ability to support themselves to stay in their home, but for the seniors who are on a “fixed income” it is very, very difficult.”

“It would be nice to have more communal living options for Elders and seniors.”

## 6) Condition of Existing Stock

While much of the housing stock in Tofino and Ucluelet is relatively new and well-maintained, interviewees from Toquaht Nation, Yuułu?i?at̓ Government - Ucluelet First Nation, and Electoral Area C indicated that many homes are of substandard quality and are in need of major repairs or replacement. In Indigenous communities it can be very difficult for individuals to secure financing for renovations and in general, cost of construction is often prohibitive.

“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.”

“Mould is a major issue.”

“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.”

## 7) Need for More Stable, Non-Market Options

In response to the lack of affordable market rental options, interviewees identified stable, secured affordable housing as a key component for meeting the most pressing needs in the West Coast Region. Often referred to as non-market housing and typically funded by BC Housing or the Canada Mortgage and Revenue Corporation (CMHC), these types of units were suggested as an important way to improve housing options and secure rental costs at an affordable rate while the market fluctuates. Families, seniors, and elders were identified as priority populations for non-market intervention. All communities in the study area are exploring how to attract more senior government funding for non-market development and in many communities, co-ops, land trusts, and other non-market models are being brought forward to address housing shortages. The District of Tofino, through the Tofino Housing Corporation is already developing a number of “resident restricted” units and both Toquaht Nation and Yuułuʔiłʔatḥ Government - Ucluelet First Nation operate subsidized units as part of their housing portfolios. Partnering regionally to expanding these offerings will be critical to maintaining affordability while market housing remains out of reach for many.

“The ability to rent in Ucluelet or Tofino is out of reach. A home that would work for them is 1500/2000 just for rent. They can’t afford that  
- I can’t afford that!”

“Affordable housing. Multi-unit housing/subdivisions. Carriage homes.  
Smaller homes. More density/affordability is really important.”

“If you’re in hospitality or business in Ucluelet and you don’t have  
housing you are at the mercy of the market.”

“Challenge providing “very affordable” housing – at subsidized rate.”

## 8) Stigma Around Affordable and Supportive Housing

When asked about barriers that make working to address housing on the West Coast a challenge, interviewees often commented on the frequent pushback from community members in opposition to new affordable and supportive housing projects that came forward in the past. There is a keen awareness of a vocal segment of the population that favour resort and seasonal staff housing development over long term, affordable and supportive housing. Many interviewees suggested there is a need for education and awareness-building in the community around the lack of investment in affordable and supportive housing in the region, and how it is now being felt in communities. Youth and individuals with mental health and addictions challenges were identified as the two most underserved population groups in greatest need of housing in the community, however, local organizations have struggled to make traction in addressing this area of need due to a lack of understanding and motivation among stakeholders.

“There’s no safe place or protocol for youth, and any existing units are  
very informal”

“There’s definitely a divide around affordable housing.”

“There is a force against having any kind of affordable community  
housing.”

“Right now, people have to move away for acute services, but there are no after-care or ongoing services here. When people come back they are often “jumping into the deep end” and it can be very difficult to maintain sobriety.”

## 9) Development Challenges

Interviewees highlighted limited land availability, servicing pressures such as local water supply quickly reaching its carrying capacity, and the high cost of building as significant barriers to delivering new and affordable housing on the West Coast. The cost of building was especially constraining in Indigenous communities which are located off the highway and often quite far from Tofino and Ucluelet. This brought up an additional affordability challenge as transportation costs can make living in your traditional community very expensive.

Interviewees are very aware of what their community’s needs are, but organizations often do not possess the up-front funds or the tools required to initiate housing projects. Two interviewees expressed the view that the permitting process in Tofino is prohibitive to new and creative housing options, remarking that slow permitting times and significant fees contributed to the barriers of delivering new units.

Interviewees from Toquaht Nation and Yuułuʔiłʔatḥ Government - Ucluelet First Nation identified internal capacity as a critical constraint to developing more units. Though a priority for both governments, staff ability to maintain current government functions while expanding housing development is a challenge. Both Treaty Nations indicated a desire to build and operate new units in the near term to provide needed housing for Members and Citizens who would like to return to Treaty Lands.

“The District is right on the edge of running into a real challenge; it has happened in the past and this year might be one too because of a real shortage of rainfall”

“We live in a remote community 40 minutes from the closest town. The cost of fuel is quite extensive. As an example, I pay \$600 a month in gas to go to work and back and to run errands.”

“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.”

## 10) Funding is Needed from Senior Levels of Government

There is a growing recognition among local housing stakeholders that communities are being tasked with providing housing services to larger populations and taking on larger burdens, without additional funding to compensate. Most key informants understand the limitations of Municipal, Regional, and Indigenous Government to address housing issues and feel their work is reasonably supported in that context. However, nearly all interviewees feel that more support is necessary from higher levels of government to address housing needs across the West Coast Region. The form and function that

support can take ranges from increased direct housing subsidies through BC Housing, to more comprehensive programs to support Treaty Nations.

“Getting rents that even serve the median income requires government support; to offer rents that serve lower wage jobs like those offered at restaurants and surf shops requires even more.”

### 11) Strong Non-Profit Culture and Local Government Commitment

The West Coast’s non-profit community is an incredible asset. Informants repeatedly stated how proud they were of the support services that are offered and the well-connected networks that have been formed and maintained. Though resources and supports for non-profits are limited, the West Coast has the ability to expand its community and non-profit driven housing options. Similarly, most interviewees mentioned the willingness of the local, regional, and Indigenous governments to partner on housing issues and development projects. While there are areas for improvement, including greater regional housing partnership and supplementing non-profit capacity, the West Coast is clearly a strong, committed community.

“THC has been able to do some good work with a good budget, but there is a place for more non-profit models.”

“There are enough people and organizations, we just need some direction and some concrete places to put our collective efforts!”

### 12) Regional Housing Collaboration

Almost every informant suggested increased regional housing collaboration as a productive way to address housing concerns. Most were glad this study was being conducted regionally and many suggested that each community could contribute differently to housing shortages. For example, some communities may have more developable land, while others may have expertise and ability to manage non-market projects. In addition to conducting future housing studies through a regional lens, many informants would like to see a Regional Housing Corporation established to collectively offer new non-market units and grow the non-market portfolio more quickly. This would reduce competition for new funding, prioritize critical shortages, take advantage of dispersed regional resources, and increase operations efficiency.

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

“We need a committee or working group with representatives from these communities to start. Whether that is technical, staff, or political representation. Some sort of regular committee to address growing demand and work together to keep up and use land and resources appropriately and efficiently.”

“There is enough demand – working together with urban planning to build a new subdivision we could help our community and others.”

“A regional housing management group would be great. The scale for housing management to be run efficiently is not there right now; uncomfortable in a small community when you’re making housing decisions for your friends, coworkers, neighbours.”

FOCUS GROUPS

Ten focus groups were conducted from August to September 2021, with representatives from health and social services sectors, local chambers of commerce, planning advisory committees, and municipal, regional and First Nations governments and staff. Participants were asked to identify housing successes, challenges and issues within their communities while also identifying how a housing needs study would be used by their organizations or sectors. Key insights into housing needs, opportunities, and challenges across the region were collected. Many representatives who participated in focus groups brought a regional perspective to the discussion and their representative organizations provided services to all communities within the West Coast Region.

Group Theme	Invitees/Participants
Regional Health, Community Housing Needs, and Impacts of Covid-19	Vancouver Island Health Authority <ul style="list-style-type: none"> <li>Public Health Physicians</li> <li>Public Health Staff</li> <li>Environmental Health Officers</li> </ul>
Chambers of Commerce	Executive Directors and/or Staff from Municipal and Alberni Valley Chambers of Commerce
Housing Issues in Electoral Area 'C'	Electoral Area Directors, members of Advisory Planning Committee
Housing Needs and Social Services – West Coast Focus	Coastal Family Resource Coalition members
Housing Needs and Social Services – Regional Focus	Alberni Clayoquot Health Network members
Ucluelet Housing Needs and Policy Interventions	Members of Ucluelet Council
Tofino Housing Needs and Policy Interventions	Two sessions with members of Tofino Council
Toquaht Nation Housing Needs and Development Goals	Staff and Elected Officials from Toquaht Nation
Yuułuʔiłʔatḥ Government – Ucluelet First Nation Housing Needs and Development Goals	Staff and Elected Officials from Yuułuʔiłʔatḥ Government – Ucluelet First Nation

Date	Location	# of Engagements
July and August 2021	Videoconferences	6
September 15, 2021	Ucluelet Community Centre	1
September 15 and 16, 2021	District of Tofino Municipal Offices	2

The focus group selections were developed to meet the following engagement goals:

- 1) Vancouver Island Health Authority (Island Health)  
Though mostly associated with acute care, Island Health regularly engages with housing issues through its environmental health positions. Staff also understand the importance of housing as it relates to broader community health and Island Health provides in-home and in-facility care services to seniors, Elders, and other population groups that need ongoing health

support. This group also discussed the impacts of Covid-19 on housing supply in West Coast communities.

2) Health and Community Services

This encompasses organizations whose mandates go beyond housing and focus on broader issues of poverty-reduction, health, and community building. Though not necessarily involved directly in housing provision they can provide better idea of who is struggling to find and remain in housing across the region. The project team held focus groups with both regional health and social providers and local providers through the Alberni-Clayoquot Health Network and Coastal Family Resource Coalition.

3) Chambers of Commerce

Lack of housing, especially low-end market rentals, disproportionately affects key industrial, service sector, and even public sector employers who struggle to find housing for staff. Determining what types of housing are most needed to attract and retain quality employees will factor into future land use decisions at municipal and regional levels. Chambers of commerce are often acutely aware of the issues local hospitality, sales, and service industries are facing and provide valuable input about the realities of housing insecurity across the income spectrum.

4) Municipal and Indigenous Community Staff

Municipal and Indigenous Community staff deal with the ramifications of affordable housing on a daily basis and can provide key insight into the tools that are working for local government and policy challenges they are facing. They also work with elected leaders and interact with community members with writing or revising key planning documents and making recommendations. In Indigenous communities, staff often additionally responsible for housing portfolio management and housing development.

5) Electoral Area C Focus Group (Long Beach Electoral Area 'C' Advisory Planning Commission)

Municipalities are often well represented in housing studies as data is more available and can be expressed with higher definition. Municipalities in this study also had higher rates of participation in surveys and were well represented in key informant interviews. This focus group was designed to capture experiences specifically from Electoral Area C, with input from the Long Beach Advisory Planning Commission, and the housing issues faced by residents.

6) Elected Officials

Ultimately, elected local officials are responsible for framing their community's response to housing issues. They regularly hear from the public about challenges facing residents and can provide key insight specific needs. In addition to discussing needs and project findings, these sessions highlighted potential policy responses that had been outlined in other engagement activities.

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## KEY THEMES

Many of the key themes discussed in focus groups were repeated in key informant interviews. For clarity, this section highlights new information solicited through the focus group process.

1) **Lack of Available and Affordable Housing, Especially Rental Housing**

All focus groups highlighted the need for housing and a lack of vacancy across the West Coast region. Municipal representatives spoke about rental housing for young families, electoral area representatives commented on rental housing for semi-permanent or seasonal workers, young families, and those with pets, and health and social service providers stressed that affordable temporary and long-term housing was desperately needed across the spectrum, but particularly for youth, those with mental health and addictions issues, and essential workers.

Many commented on the poor condition and increasing scarcity of existing affordable options. Social service and health professionals are finding it more and more difficult to help the clients they serve while they remain in the community as their current situations are unhealthy, but safe and affordable living situations are unavailable to them unless they leave the West Coast. As discussed in key informant interviews, affordable and available housing is equally imperative for those making the median income or less, and for those who may only have one earner in their household. Holding taxable value at purchase price, adding restrictions to short term rentals, and creating more incentives for homeowners who offer long-term rental housing were suggested as a potential solutions to protect and grow local affordable rental stock.

Focus group participants commented on the impact of limited affordable rental and ownership options on the ability to attract employees and retain staff for key community services, including retail and hospitality, healthcare and educational services. In First Nations communities, this lack of availability was emphasized as a barrier to bringing members home who want to live on Nation lands, contributing to long waiting lists for available units that have seen little movement in recent years.

## 2) **Increase in the Number of Residents Needing Non-Market Housing and Housing with Supportive Elements**

Focus group participants made it abundantly clear: those with the greatest need across the West Coast region are those with the least supports available to them. Supported housing is difficult to develop, not only because of false community perceptions about below market housing, but also because of limited funding and available land. Participants suggested that local governments should prioritize non-profit, affordable, and supported housing through zoning, fast tracking, and development cost waivers or reductions when possible.

In Tofino and Ucluelet especially, emergency housing for people experiencing homelessness or fleeing violence is overwhelmed and under supported. Comments from social service providers suggested heightened concern about the condition of housing for young adults, children and single parents who cannot afford safe rental through the market. Increased support for organization and institutions working with low-income families and those with mental health and addictions issues was indicated as a priority by focus group participants, especially in the wake of Covid-19 which has hit underhoused populations especially hard.

As the costs of rentals outpace incomes and people from wealthier markets move to communities like Ucluelet and Tofino, residents will increasingly need stable, secure, non-market housing, with and without supports. In most municipalities, a relatively small number of units should make a big difference to those who need housing the most. Focus groups indicated that municipalities, non-profits, and senior funders need to start the partnership process now to enable quicker funding and building when money becomes available.

## 3) **Housing for Essential Workers**

Housing for workers is a key issue in Tofino and Ucluelet that impacts the entire region. A booming tourism economy is putting additional stress on an already limited rental stock as hospitality sector employers desperate to fill seasonal staff shortages have been pre-emptively purchasing the few available properties suitable for renting. Some participants highlighted the need to address businesses seeking to grow and expand their businesses to meet demand from tourists, without acknowledging the constraints the town is facing and lack of infrastructure to support such growth.

Health care was emphasized as a key industry under significant pressure in the region due to increased demand for patient care arising from an influx of visitors and seasonal workers in recent years, coupled with diminished capacity to retain the qualified professionals needed provide care due to lack of housing. As the few remaining reliable rental units previously contracted to house healthcare professionals new to the community have been sold off or converted to short term vacation rentals, hospital administrators are finding it more challenging each year to staff units and programs due to the lack of affordable rental and home ownership opportunities. Similar concerns were raised about schools in the region, with participants noting a growing trend of families leaving the community when their children reach high school age, a move attributed to the poor quality of local high school programs and related to a shortage of teachers.

#### 4) **Development Difficulties and Where to Start**

Several key development factors make it more difficult to develop affordable in the West Coast region than in other parts of the province, a reality that was touched on by a number of focus group participants. As mentioned in the interviews, limited land availability within Tofino and Ucluelet poses a significant up-front challenge to getting any residential development constructed, and even more so for a larger multi-unit complex. Across the region, local governments are also facing a lack of servicing capacity to accommodate even the next 2-3 years' worth of development. Factors such as the local water supply soon reaching carrying capacity, to sewer and other utilities upgrades required but needing additional funding and/or time in order to complete were also noted. At the same time, the cost to build on the West Coast is higher than ever; even for those with land, focus group participants shared stories of being quoted near \$500 per square foot to construct smaller residential infill projects. These development pressures have certainly contributed to rising housing costs and make affordable projects difficult to get off the ground.

#### 5) **Downloading of Responsibilities from Higher Orders of Government**

Some focus group participants mentioned feeling that the Federal and Provincial governments have downloaded the responsibility for creating affordable housing to municipal and non-profit organizations who lack the resources and expertise to build and manage housing. Though many felt encouraged by their Municipalities taking steps in recent years in response to the shortage, some elected officials felt they were faced with similar housing challenges as larger urban centres in BC, but with much fewer resources at their disposal to meaningfully address the issue.

Regional collaboration was a suggestion for how to leverage different communities' assets in order to see more affordable units built and address internal capacity issues to manage complex development projects. Several participants also suggested the need to prioritize "gentle density" or lower density forms of infill on already developed land and allowing dwelling in RVs as potential tools to overcome building challenges.

#### 6) **Change in Mindset/Stigma Reduction Around Poverty and Mental Health**

A commonly noted barrier to addressing housing need in Tofino and Ucluelet in particular was a need for understanding of housing as a basic human right in order to counter local resistance to developing affordable housing. Several participants noted significant pushback from community members when policy changes in favour of affordable and/or supportive housing development or actual projects were proposed in recent years. Some attributed this to stigma associated with housing for people living with mental health challenges and/or with lower incomes, while others attributed it to the “financialization” of housing, or a view of housing as a commodity rather than an essential social good. In many cases, participants who have encountered such resistance feel this is one of the fundamental issues to address related to housing on the West Coast, and see it as an important area for growth. Clearly, there’s an opportunity here for some education about the need to and importance of housing vulnerable population groups like youth aging out of care, families living on low incomes, and people struggling with mental health and addictions.

#### 7) Challenges Developing on Treaty Lands

Participants from Toquaht Nation and Yuułu?ił?ath̓ Government – Ucluelet First Nation stressed that the development challenges faced by other West Coast communities are more acute for building housing on Nation lands. Though available land is less of an issue than in other parts of the West Coast, Treaty Nations see additional barriers to funding new housing projects due to more limited government revenue sources, and the numerous obstacles associated with securing bank mortgages on Nation lands, including the requirement for the Nation to back individual citizen’s mortgages which forces government to carry additional risk for any form of housing.

A strong demand from Elders looking to move back to their ancestral territory, but who require or will soon require housing with social supports will be a challenge to facilitate. Supported and semi-supported housing necessitates additional funding to construct and operate, and a lack of servicing capacity poses further challenges in meeting local First Nation housing needs. Transportation was also highlighted as a barrier to seeing additional housing built on Treaty Settlement Lands, attributed to the remote location of several First Nations communities and challenging road conditions which adds a premium on to construction costs, as well as to the cost of living in Macoah or Hitacu. Participants felt this would be less of a barrier if more services such as childcare and schools were available on lands, but such programs aren’t anticipated to be viable without more housing in the communities.

Finally, internal capacity raised as a common concern among West Coast First Nations, which tend to have fewer staff and more centralized control over housing issues than off-Nation authorities. First Nations participants suggested that more housing could be achieved by decoupling housing from the Lands department, adding staff dedicated to housing specifically, and devolving the responsibility of approving housing applications away from executive leadership.

APPENDIX A: COMMUNITY HOUSING NEEDS SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) Which community do you live in?**

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Other (please specify): \_\_\_\_\_

**2) What is your gender?**

- Male
- Female
- Non-Binary / third gender
- Prefer to self-describe: \_\_\_\_\_

**3) Do you or anyone in your household identify as First Nations, Inuit, or Métis?**

- Yes
- No

**4) (DISPLAY IF "YES" TO QUESTION THREE) Please tell us what Nation or family your household member(s) identify as a member of:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5) To which age group do you belong?**

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

**6) What is your approximate annual household income (before tax)?**

- Under \$10,000
- \$10,000 - \$29,999
- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$89,999

- \$90,000 - \$109,999
- \$110,000 - \$149,999
- \$150,000 +

**7) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with my extended family
- I live with roommates (living in same dwelling, sharing common areas such as kitchen, bathroom, etc.)
- Living with other tenants (living in same dwelling, but little or no shared indoor common space)
- Other - please describe: \_\_\_\_\_

**8) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, staying with relatives) - please describe: \_\_\_\_\_

**9) Do you rent or own your housing?**

- Rent
- Own
- Live with family or friends and pay reduced or no housing cost
- Other - please describe: \_\_\_\_\_

**10) Approximately how much does your household spend on heat and utilities each month on average?**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400+
- Utilities included in rent

**11) How do you primarily heat your home?**

- Natural Gas

- Electric
- Wood Burning/Pellet Stove
- Oil
- Solar
- Diesel
- Geo-Thermal
- Other - Write In: \_\_\_\_\_

**12) In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable?**

- Yes
- No
- I don't know

**13) Approximately how much does your household spend each month on housing costs including rent, mortgage payments, condominium fees, and utilities (heat, water, and electricity)?**

- Less than \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749
- \$2,750 - \$3,249
- \$3,250+
- Prefer not to say

**14) Do you believe your housing costs are affordable for your household?**

- Yes
- No
- I'm not sure

**15) Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.**

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400 - \$499
- \$500+
- Prefer not to say

**16) If you or your household had difficulty paying your energy bills in the past, did any of the following happen? Check all that apply.**

- Kept the home at a temperature too cold to be comfortable
- Not enough money for food

- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (e.g. washing machine, dryer, oven)
- Held off on important expenses (e.g. medications)
- Not enough money to spend on leisure activities
- Less time with friends or family because it is not affordable
- Held off paying other bills (e.g. credit cards, mortgage, rent, phone)
- Other - Write In: \_\_\_\_\_
- Not applicable

**17) If money is tight, what are the first things your household goes without? Check all that apply.**

- Food
- Other Bills
- Transportation
- Medicine or medical equipment
- Entertainment and leisure
- Children's activities
- Internet or phone
- Other - Write In: \_\_\_\_\_
- Not applicable

**18) Does your current housing meet the needs of your household?**

- Yes
- No
- I'm not sure

**19) (DISPLAY IF "NO" OR "I'M NOT SURE" TO QUESTION EIGHTEEN) If not, why is this the case? Please select all that apply:**

- Too expensive
- Not enough bedrooms
- Too far from work, school, or services
- In need of major repair
- Not accessible
- I don't feel safe
- Other - please describe: \_\_\_\_\_

**20) In the next five years do you think any of these will be a problem for you? Check all that apply.**

- Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Cost to repair and maintain my home
- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)

- ( ) Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc.)
- ( ) Size of living space
- ( ) Other - please explain: \_\_\_\_\_

**21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**23) Do you have any comments or suggestions to improve housing in your community?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## APPENDIX B: TOURISM AND HOSPITALITY HOUSING NEED SURVEY

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

**1) Which participating West Coast community do you live in or are you a member or Citizen of? Please select all that apply. For example, if you live in the District of Ucluelet, but are a member of Yuułuʔiłʔatḥ Government – Ucluelet First Nation, please select both responses.**

- District of Tofino
- District of Ucluelet
- Alberni-Clayoquot Regional District Electoral Area 'C' Long Beach
- Tla-o-qui-aht First Nation
- Toquaht Nation
- Yuułuʔiłʔatḥ Government – Ucluelet First Nation
- Other, please describe: \_\_\_\_\_

**2) Do you live in the West Coast Region year-round?**

- Yes
- No, I live in the West Coast Region seasonally.
- Other, please describe: \_\_\_\_\_

**3) What is your age?**

- 0-19
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70-79
- 80+

**4) How would you best describe your work in the hospitality industry?**

- I work at a resort
- I work in food and beverage service
- I work at a hotel or with other tourist accommodations
- I work in retail
- I work in another service-related business (e.g. whale watching, surfing, etc.)
- Other, please describe: \_\_\_\_\_

**5) What type of housing do you live in?**

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse

- Apartment building or condo
- Mobile home
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, living with relatives), please describe: \_\_\_\_\_

**6) How would you describe your household?**

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with other tenants (living in a same dwelling, but little or no shared common space)
- Other, please describe: \_\_\_\_\_

**7) Do you rent or own your housing?**

- Rent
- Own
- Housing Provided by Employer (i.e. Staff Housing)
- Other, please describe: \_\_\_\_\_

**8) Does your current housing situation meet your needs?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**9) (DISPLAY IF ANSWER TO Q8 IS “NO” OR “OTHER”) If not, please select all that apply:**

- Too expensive
- Not enough bedrooms / not big enough for my family
- Too far from work and services
- In need of major repair
- Not enough storage
- Not stable
- Other - Write In: \_\_\_\_\_

**10) When looking for housing, how would you rank the following in order of importance? (1 - most important, 7 - least important)**

- { } Location - close to work
- { } Location – close to services/shops/restaurants
- { } Adequate storage space
- { } Enough room for my family
- { } Affordable
- { } No roommates
- { } Pet-friendly

**11) If it was available, which of the following would be an acceptable housing situation for you?  
Please select only the most appropriate option.**

- Single-detached home, \$2,000+/month
- Townhome or semi-detached home, \$1,500 to \$2,000/month
- Apartment or suite, \$800 to \$1,500/month
- Shared accommodation with private bathroom, \$600/month
- Shared accommodation with shared bathroom, \$400 to \$500/month
- Other, please describe: \_\_\_\_\_

**12) Have you had difficulty finding or maintaining housing in the West Coast Region?**

- Yes
- No
- Other, please describe: \_\_\_\_\_

**13) (DISPLAY IF ANSWER TO Q12 IS "YES" OR "OTHER") Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

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**14) Please respond to the following statements:**

**Housing affordability is a barrier to living in the West Coast Region permanently.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**It is difficult to find appropriate housing in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**If housing costs and availability were not an issue, I would consider living permanently in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree

Strongly Disagree

**Housing has affected my decision to stay or work in the West Coast Region.**

- Strongly Agree
- Agree
- Neutral
- Disagree
- Strongly Disagree

**15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

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## APPENDIX C: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

**Thank you for your interest in housing across the District of Tofino, District of Ucluelet, Alberni-Clayoquot Regional District (ACRD) Electoral Area 'C' Long Beach, Tla-o-qui-aht First Nation, Toquaht Nation, and Yuułuꞵiꞵaꞵ Government!** Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 30 and 45 minutes.

### Interview Questions:

- 1) **Can you please tell us:**
  - About your organization
  - How you hear about housing need through your position?
  - If you offer any housing or housing related services?
  - Do you serve any specific population groups? If yes, please explain.
- 2) **Why do you feel housing is an important issue in the West Coast Region?**
- 3) **Are there specific groups you see facing more housing challenges?**
  - Seniors
  - Families
  - Renters
  - Individuals with disabilities
  - Women and children
  - People with an Indigenous identity or who are part of a visible minority
- 4) **Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?**
- 5) **If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?**
- 6) **Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?**
- 7) **What are some barriers that make working to address housing in your region or community a challenge?**
- 8) **If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?**
- 9) **How can we make this report more useful to you or your organization?**

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

## APPENDIX D: FOCUS GROUP QUESTIONS

Each focus group consisted of a 20- to 30-minute presentation of preliminary data and engagement findings followed by a facilitated discussion around key questions:

### 1) What are the critical housing needs you see in your region?

Prompts:

- Rental Housing
- Ownership Housing
- Housing for Specific Populations
- Housing with Supportive Elements
- Specific Housing Services or Supports

### 2) What is working in your region?

Prompts:

- Strong Market Demand
- Supportive Policies
- Responsive Local Governments
- New Infrastructure
- Culture of Collaboration
- Non-Profit Housing Sector

### 3) What is not working? What challenges or obstacles are you facing?

Prompts:

- Funding
- Land
- Partnership
- Supportive Policy
- Community Perspectives/Stigma

### 4) Are there specific resources or strategies that would help you address need in your communities?

Prompts:

- Policies
- Partnership Models
- Additional Studies
- Examples from Other Communities

### 5) How can we make this report more useful for you?

Prompts:

- Reporting Structures
- Highlighted Geographies
- Public Events

APPENDIX E: COMPLETE “OPEN ANSWER” RESPONSES, COMMUNITY SURVEY - UCLUELET

Provided without analysis, the complete list of all “open answer” responses given for questions 21 through 23 of the Regional Survey from Ucluelet respondents.

**21) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

Responses
My house is also a rental income property. The main level is a two-bedroom rental. I heat with electricity and wood fired insert - blows heated air through the house.
There is a constant looming fear and instability living in this housing market, which takes a substantial day to day mental toll. It prevents a feeling of safety and security living in this community. That, in turn, begins to disintegrate the community foundation- when community members and families are constantly uprooted from their living situation, and there is literally nothing available nor affordable, it becomes easier to move out of the community than to continue struggling.
District doesn't make it easy enough to create new affordable housing such as converting a backyard shop to long term rental.
There is not enough rental unit available in town for the population and the price for buying is just way too high for the average wages paid in town
We are extremely lucky to be employed in good jobs that allow us to live here. Not everyone who provides the services needed in this community are so lucky, and we consider ourselves privileged. We fully support community housing initiatives that would result in more obtainable housing option for community members.
Purchased a home larger/more expensive than needed because there were not a lot of options. Cannot help feeling guilty for taking up space that could be used by a family or even two. We are also spending more than we would like to maintain the house
I have been lucky with housing since I have lived out here but I am one of the people that bought a house when it was affordable..
Planning to buy in the next few months.
If I didn't live in staff housing I simply wouldn't be able to afford to live in Tofino

<p>After 20 years of living in ukee I have been evicted for landlords family moving here.. with the housing crisis I very well can be homeless</p>
<p>Stop allowing vacation rentals market is already flooded More long term rentals in residential area is required for people to live and in town</p> <p>Allowing short term accommodation in RVs is not the solution in fact it embolden visitors or van lifers to camp in all sort of public or private areas with no recourse .</p> <p>Public areas like shopping center parking lots or Hotels and motels parking lots become over night free parking areas as these businesses do nothing to stop from occurring no penalty to anyone .</p> <p>Public drunkenness , public and private areas turning into latreans and property damage and theft.</p> <p>No enforcement of bylaws</p>
<p>I am curious about the clearing of land by the log sort And wonder if it could host tiny/3d printed homes and a bit of community structure. It's close enough to town.</p>
<p>We're lucky to have purchased a long time ago and even still struggled to make it work at the start. The real estate prices raising with each sale now it seems. Short term rentals have now taken over monthly/long term rentals that once existed. Friends and colleagues taking jobs where rentals are easier to find. No idea how anyone in hospitality, labour, etc will be able to get their feet on the property ladder. Would be nice to see residential areas more residential than constant stream of tourists accessing air b and b homes/units. Could there be incentives for homeowners to rent year round to locals working? Maybe not enough to make a difference due to mortgage payments?</p>
<p>Very few options</p>
<p>Just the rental cost of being in ukee, some people don't understand what affordability is</p>
<p>My niece has been trying to find an affordable space for months. My young adult came to me saying at this rate I am going to be living at home forever. My teen is I might as well not even bother considering moving out. The price for rent is nuts and unreasonable even if there is any rental available.</p>
<p>I have had to consider leaving my job if I couldn't find housing. As an adult I don't want to live with roommates but there are very few affordable options for single income persons.</p>
<p>I wish there were more rentals for local long term tenants to live in rather than all the Airbnb's. If only there were more incentive for home owners to rent long term.</p>

<p>Would love to set some longterm roots in this community but have been playing musical chairs with housing rentals since living here. I paid \$1000+ to live in a moldy converted garage because "that's what you have to do in this town" for housing. We'd love to purchase a home but given the income we make plus the fact a starter home goes for over half a million here, that will never happen. We even considered buying in the trailer park but after mortgage, pad rental and utilities it would be over half our income, especially in the slow season.</p>
<p>I think you need to include property taxes when you address housing costs.</p>
<p>We have been wanting to leave our current situation for years because of air quality issues but the rental market is prohibitively expensive, particularly for a single parent household. Also, my son is 18 so we have just lost our Canada Child Tax Benefit money, which makes the situation even more difficult. He has disabilities and is not yet ready to leave home. Affordable housing is needed to support people in these kinds of situations.</p>
<p>Needing to find a new place to live, every year for the last 4 years due to houses selling or being turned into Airbnb</p>
<p>There are no long term rentals anywhere on the coast for residents, those that are available are at price points consistent with a city like Victoria.</p>
<p>We got very lucky finding a room in our friends house. However it will not fit our needs forever. We will need to move to a more affordable community because rent prices are going up to steeply as well as the cost to buy homes.</p>
<p>I have three children all are young adults and all of them feel like they will never be able to afford to move out and live in Ucluelet. I don't want to live in my home anymore because it is too expensive for me to afford as a single parent. I want to rent it out. But I can't because my kids can't afford to move out.</p>
<p>Indo not want my tax dollars going towards affordable housing initiatives</p>
<p>I feel immensely lucky to have a house in Ucluelet but find the housing and rental market to be very concerning for the future of the community. The housing market and the vacation rentals affect many around me.</p>
<p>Too many Air B and B at the expense of homes for people committed to living and working in the community.</p>
<p>Due to unresolved issues with the park owner and the District, improvements are difficult and/or impossible and there is a definite concern for continuing tenure.</p>

<p>Too many houses built non the waterfront. This should be reserved for the public trail</p>
<p>More senior housing would be good for those able to pay, as well a affordable for ,marginal income populkation.</p>
<p>We feel very lucky to have found a space in an apartment building.</p>
<p>I would like to see zoning flexibility for duplexes and secondary suites.</p>
<p>What is deemed affordable housing in this district is laughable. A trailer being sold for 200k + is ridiculous - that is not affordable or reasonable</p>
<p>I would like to see small “carriage houses” permitted on properties that have the space. It would add value to properties and help with low cost rentals.</p>
<p>I see that rents are on the rise and sales of real estate often displaces the tenants. To increase the availability of rental properties, lane way houses and detached cottages need to become bylaw immediately. Any policy or bylaw regulating STR to provide LTR to residents first is contra-productive and directly impacts the livelihood of those, making it a full-time business. Free up rental properties, by making on-property staff housing mandatory for Hotels, Resorts and other large-scale operations.</p>
<p>We are lucky to have entered into the housing market early. Today’s families are challenged However, I do not feel that today’s home owners should be penalized by home equity taxes or other forms of tax on principle residences. Government need to address home prices by other positive means, other than penalizing those who made choices when times were more positive</p>
<p>Dog feces is a plague around our building</p>
<p>I have to move soon and there are zero options for me and my family. My children are thriving in this community and we will likely have to leave due to lack of affordable housing.</p>
<p>The region needs to stop focusing so much on ownership and more on affordable, decent rentals.</p>
<p>No housing options available.</p>
<p>Canadian governments have collectively dropped the ball on affordable housing for over 30 years and now everybody's scrambling to try and patch the problems. How can housing be so expensive</p>

<p>in the 2nd largest country in the world? It looks like government will have to start mandating housing prices, like in Europe!</p>
<p>The use of propane to heat our place and to heat our water is a VERY expensive option when compared to natural gas.</p>
<p>No.</p>
<p>It has been very concerning to see housing prices jump to unaffordable levels, as a long time local there is no way we can compete with people coming in to the community with money. Any home we could maybe afford is basically in need of serious repair and we would be forced to go in to a bidding war and likely pay more than we can afford including costs of extensive repair.</p>
<p>middle to upper income working families can no longer afford to own their own home in Ucluelet</p>
<p>I think more medium density areas should be included in Ucluelet and even a few low rise apartments to offer more affordable rental housing. The district should consider starting a housing corporation to just own and maintain rental apartments to help local industry struggling to find accommodation for employees.</p>
<p>I plan to live in my car on the logging roads.</p>
<p>We were lucky to buy and build when it was affordable. We have friends and family that would also like to transition to Ucluelet, but it's financially out of reach now. Cost of living is high in general -Makes me sad when 40+ year olds can't afford to buy a home.</p>
<p>no</p>
<p>i have lived here for 30+ years, housing has always been an issue ,we lived in a travel trailer with no plumbing to start as there was no other options. now the population has increased so the issue seems more dire.</p>
<p>I own my trailer and addition, but rent the pad space. As often as the landlord is allowed, the pad rent goes up the amount that is allowed. So far, for me, it is manageable, but I worry that unless there is a final limit, beyond which it cannot get higher, it may be a problem in the future... I guess this might be something that the province would be responsible for setting a legal limit on...?</p>
<p>In my experience housing in Ucluelet is the NUMBER ONE issue. The fact that there are ZERO affordable lots available, no land being opened up (even the developers who want to open up land are being held up by so many regulations and opinions), all housing going to rich people who don't even live here. It is a disaster to put it lightly. The community is suffering, families and people who want to live and work here are being forced out because there are NO affordable housing options.</p>

We are losing valuable people in the community because of airbnb's and lack of development to expand the housing market. The people who own property have all the power and the community will fall apart at the seams without providing options for lower income families. Open up more land so the market can even out, regulate WHO has first priority on purchasing homes, and stop allowing airbnbs to dominate the rental opportunities for residents. Whistler implemented a housing model where you had to live and work in the community to own a house in the town, why are we not taking bold steps like this to strengthen the core of our community?

I am extremely fortunate to be renting a well maintained, clean and affordable unit in town the price is so good it is hard to leave. As my landlords age and the prices rise I am starting to be anxious about prospects - there is none. My work has stabilized here on the coast and I make a great living but there is nothing that I would be able to or want to buy here.

Specifically for me, I am concerned about lack of affordable housing for interns who work with our non-profit. It is challenging for them to find places, even in Feb and March, and especially in summer. Many resort to living in their vehicles which they say is okay. I imagine it would be okay over the summer but much more challenging and less pleasant in winter. The Crabapple place in Tofino seems like a good idea with bathrooms, showers and a communal kitchen but the price seems inflated!

I would like to know: With the additional tax income in the community from the increase in real estate markets where is this extra money being spent

We are able to live within our means at the moment and hopefully our health will maintain. there are no issues that directly affect us at the moment.

Although I have a carport, the lack of parking in the downtown core can make it difficult - and at times unsafe - to exit and enter Peninsula Road from my home. The District needs to provide more off-street parking options in the downtown area, particularly on Peninsula Road. The limit of one free garbage can pickup per week is not realistic, particularly for larger families. I see a lot of folks trying to over-stuff their garbage can, making it difficult for the pickup folks. Recycling only goes so far in reducing garbage output.

I am one of the lucky ones that bought a house before prices became truly unaffordable to someone of average income. So other than some specific concerns relevant to me, I and my housemate do not have any housing issues.

I live in constant fear that if my landlord decides to move back to town I will have no where to live

I was able to get into the housing market before things got out of control, so I consider myself really lucky. I would not be able to afford the mortgage of my condo at its current market value otherwise. I've had to get a roommate to cover special levy fees relating to the maintenance with the building.

<p>In the last two years I've moved three times due to cost of rental units and poor quality apartments.</p>
<p>We have looked into purchasing affordable housing lot 13. But after reading the requirements realized we fit all the criteria except our income bracket is too high to be able to apply. Which as a family working in tourism/hospitality seems ridiculous. There needs to be more options. We can't afford as first time home buyers a \$600,000 home and dont have help from family with a down payment</p>
<p>Too many vacation rentals, very difficult for long term locals to find stable housing. My partner and I have moved 3 times in the past 15 months.</p>
<p>not enough affordable housing (or any housing) for local workers.</p>
<p>I'm one of the few that are lucky enough to have stable housing and good income to support it. However I know this is not the case for the majority of people.</p>
<p>I am an RN at the hospital, and I have lived in ukee for 17 years. I have always thought I'd live here and buy property. But the way the housing is I fear I'll have to leave town to buy a property.</p>
<p>The demand for employment in a tourism town is not nearly supported enough by the housing market and puts people in incredibly stressful and compromising positions. My housing situation is not ideal but it was my only option and I fear for future housing opportunities.</p>
<p>We are able to afford our home by having a suite that we rent out, but since having a child, strongly wish we could really use the space. Still we are thankful for the pure luck that allowed us to buy our home, (it was the only affordable option for us), since without this we likely wouldn't have felt the security and space (even if a little cramped) to start a family.</p>
<p>We have had precarious housing for the last 8 years. Only by luck we were able to buy a home privately, and have secure for the first time. There are no rentals and the market is outrageous.</p>
<p>we literally just got into the market last year here, after returning from the west coast, and had we been a year later, we would not have been able to buy the home we own. inflation and speculation have driven mid-market housing out of reach for the typical west coast family</p>
<p>I was lucky to get into the market in 2018, if I had waited any longer I would have not been able to get into home ownership.</p>
<p>As I previously stated, as a teacher in this community, it is my hope that affordable housing will be available for purchase so I can raise a family and remain in this community.</p>

<p>We are being pushed out of our community because of lack of affordable appropriate housing.</p>
<p>I just find that the amount of energy and money needed to continue to maintain the house is limited because we have to work full time to even be able to have funds to make our regular payments. There is so much wear and tear on our houses because of our geographic location that it is costly and exhausting.</p>
<p>I am very privileged, I was able to build a house here in the 2000s because of being able to live in affordable staff housing when I first came to Ukee.</p>
<p>R1 STRs should pay commercial tax.</p>
<p>Very hard to find housing.. I am currently living in a home with a mold problem. Unfortunately with the lack of options I feel stuck here to figure it out or need to leave town..</p>
<p>Land is precious so let's be super smart how we develop it and keep affordable for all</p>
<p>We had to borrow money from family in order to afford to buy. We chose to buy as we had a son and could not handle the stress of moving again (we moved 6 times in the last 5 years due to unsuitable living situations and our rental turning into a vacation rental.</p>
<p>I've been concerned of housing since I moved to Ucluelet in 2015. I was hopeful that more would be done by now, including a survey like this years ago. I am grateful that it appears council is now listening and prepared to act with swift and direct action.</p>
<p>We are extremely fortunate to own our home and have good paying employment. I wouldn't want the results of this survey be based on pple like us, we are in the minority in ukee. We NEED affordable housing for this living off of minimum wage or a wage that is close to 50k/year. Supporting housing for those who need it will support the overall economy and well being of our community.</p>
<p>Need for affordable seniors housing and low income housing (rental units) is very high</p>
<p>I'm concerned we will start losing business owners and excellent employees of local businesses due to the housing shortage.</p>
<p>Relax on the zoning bylaws. It would make a difference if we could rent out our detached cottage, both financially, and with the housing shortage.</p>

I, as long as many others like myself, are in constant fear of having to be added to the extremely long list of locals looking for housing. My roommates and I are only on a month to month basis and are not able to sign year long leases.

Due to landlords converting homes to B&B units to earn more dollars, we have to move at least one to 2 times a year. This is so stressful and disrupting to lives. There is nothing affordable for the average couple - they have no choice but to buy a home and B&B it out in order to make the mortgage payments, or else charge high rents to renters. (\$3200/month rent for a 4bdrm) There needs to be some Government level to control the rising costs of home prices to make it more affordable to everyone. This housing crisis is an issue all over Canada right now.

Our town is dying due to lack of housing, businesses are having to cut hours or close because there is no staff due to no available housing.

No

Being a renter in Ucluelet is a very uneasy feeling. If something were to change for my landlord, I am pretty sure I would have to leave the community because the housing shortage is so high. It is uneasy to connect to a place where you feel like you probably don't have a future because it is so expensive to buy and rentals are unreliable. I have a major concern about the community being able to house essential workers. It makes me sad.

The sense of community will slowly disappear which may eventually lead to me leaving. Overtourism, gentrification, and remote worker trends which have raised costs of living are destroying our communities.

Tofino is a class system and Ucluelet is close behind. Without coming from a rich family or having high paying jobs that do not really exist here, it is almost impossible to purchase a home (or find something to rent at a reasonable price).

I think everyone on council and in the Tofino Housing Corporation already owns their own home so where is the real incentive.

This community is dying because of bad local government, greed and over-tourism.

People used to tell me that once I purchased a home I would probably vaca rental and change my stance on this. I purchased a home and I am making a point of not doing short term rentals.

Please stop building any more tourist hotels and campgrounds. We already cannot handle what it has done to our communities.

PUT YOURSELF IN THE SHOES OF THE LESS FORTUNATE

Prpperty lines are not definitive.

<p>My housing concerns are not specific to my situation but they are concerns related to the shortage of affordable housing in our community as a whole. I fear that without increased access to affordable housing, businesses will continue to face extreme challenges retaining employees and will be forced to close. In my opinion, recent housing developments that have been approved are still not affordable and are not solving the issues but are only going to add greater strain on our infrastructure.</p>
<p>I was raised in Ucluelet and I am actually a true local. I have found myself and family almost homeless twice over the past 3 years due to lack of housing available. I have applied for many new affordable housing projects but they have all fell though . It is frustrating and sad for the families who have lived her longer than anyone to be left in this situation. I feel like I am constantly on edge knowing my landlord can sell any minute or make a vacation rental. It is not ideal.</p>
<p>I will probably have to leave the community. I have a well paying job, but due to expenses rent, student loans, gas, groceries etc. How can a single professional ever afford to live here if they did not come from money, or didn't have debts prior to being here like student loans. I can barely afford rent, let alone a mortgage and or down payment on housing here because it only favours the rich and not the people that actually live in the community. I can barely put money away every month because i'm to worried about making ends meet.</p>
<p>House s to close Together as a Result of Increased Density . Loss Of Green Space between Houses as areas too small between and global warming impacting small vulnerable vegetation island with exposed Roots .I have seen overlapping roofs as / Bylaws not enforced</p>
<p>The “affordable” housing being presented to our community is not affordable. Many in my situation agree - for us affordable starts below 100k</p>
<p>We have a good income but the cost of housing has run away from us. We were hoping to be able to buy a home but we were a year too late and now we can't see how it would be possible.</p> <p>We need neighbourhoods that are for housing: not AirBnB's and investments.</p>
<p>More stay at home support</p>
<p>We need a larger house for our family however the housing prices for purchase are too above us</p>
<p>There needs to be a cap on airbnbs. Ukee has a 0% rental market and it makes it impossible for families to live and make a living here.</p>
<p>In 7 years living in Tofino I lived in 5 different houses (but one house was for 3 years and another was for 2 years, so 3 other houses in two years). Twice during that time we were almost homeless and housing was a constant stress. If we did not have the opportunity to buy our business and commercial property in Ucluelet, with a residential apartment included in that purchase, we likely</p>

would have had to leave the coast as we were not in a position to purchase a home and we were once again facing being homeless. Whilst we are now secure in our housing, we are constantly looking for housing for our staff and have been unable to hire great candidates and lost good team members due to a lack of housing.

Our town needs affordable housing for the people who are young and wanting to live and work here! This shouldn't be such an issue. Everyone starts out somewhere and we need people to work in the tourist industry here.

Match housing to community needs, the rest is vacation rentals. Accept it and build for it.

We feel so lucky to own our home given the rise in real estate values and lack of housing stock.

We were very fortunate to buy seven years ago. I couldn't imagine being in the position to buy a home at today's rates.

I run a B&B to help with the cost of a large dwelling

No thank you

Our unit is being sold so we will be evicted. We will most likely be able to find affordable housing and will likely leave the community. Rent keeps increasing and we cannot afford to buy here.

I don't want my tax dollars spent on affordable housing for others.

It's all about who you know in the community, everyone helps each other, I've had to move too many times, and ppl always try and help.

I am so worried a lot about having to move and not being able to find a place. My son has grown up here and I would like him to finish high school here.

Workers here can't find places to live. Too many houses are being rented out as B&B's and our tiny town is full every summer with nowhere decent for workers to afford.

-many out of town people buying where it's their second+ home, and there is many vacant homes, if there is any way to regulate or tax higher against non-primary residence homes if they don't have someone living on site.  
-many of the type of buyers now don't need roommates or a long term suite income to pay their mortgages, if there is any way to give incentives to people to have long term rentals or roommates.  
- people without high incomes can't afford to buy or fix up properties and the cost of living even with roommates or long term rentals and need the higher

Income from vacation rentals.

- the district seems to prioritize and favour developers over locals
- the amount of proposed development isn't a sustainable amount for the resources in town and will change the core and culture of the community.
- many locals feel the need to sell as the property values rise and the community changes dramatically.
- feel like we are living a zoo as tourism overwhelms the town and loads of people are moving in from other areas, many with very high incomes and work from home or don't need to work.
- the town needs to commit to and drive harder low income living accommodation and other safeguards.
- more creative solutions for the town than looking to out of town developers to fix our problems or regulating low income people. take seriously ideas from locals and look towards local builders and people in town to get involved and be able to help fix the problem. Small scale worker accommodations, Summer worker rv living areas, incentives, working with businesses to take on rentals for staff, diverse community living style spaces.
- this issue is at a tipping point and needs to be seriously dealt with both with multiple short term solutions and long term ones. Long term locals need to feel more support and trust in the town as the lack of is leading to larger problems and everyone really needs to come together to work on this.

I know many people who cannot find housing who do had jobs lined up but weren't able to find housing

I moved 4 time in 2 years. Moved to ucluelet because of housing shortage in tofino

We currently rent a 2 bedroom home for \$2,800 and the lease was only for 4 months so we will be looking for another home in November. Moving all the time and searching for new housing with the seasons becomes stressful.

Our property got sold in August and we do not know yet if the tenancy will be kept intact or if we have to move out. If that is the case we are most likely to leave Tofino (after 10 years) as we cannot find suitable housing for the two of us. But even if we can stay, how do we know that the new landlords are not selling again next year? You feel like you are always in limbo as you cannot predict what will happen next. My spouse and I have decent jobs in town with a reasonable pay but yet we cannot afford to buy our own (small) house and we are not willing to pay an outrages amount of rent to pay someones mortgage.

With a house in a strata area that is full of air b&bs we choose to rent our basement suite to a young couple working in tofino. Air b&Bs need limits and if we provide incentives to those who rent instead b&b their places maybe there can be some change in housing situations

I would like to be able to purchase an affordable home so I can continue to contribute to this community as a teacher and have housing stability

<p>I think you should discount my information because I'm in government provided employee housing.</p>
<p>Many homes are not bought by people wanting to live in community but by people who rent their homes out as vacation rentals.</p>
<p>Love the temp campsite idea brought up for Sea Plan Base so small businesses can attract a large labour pool. Canmore has done similar: <a href="https://canmore.ca/projects/safe-overnight-parking-pilot-program">https://canmore.ca/projects/safe-overnight-parking-pilot-program</a></p>
<p>With the instability of renting/the constant risk of being kicked out so that more and more places can be turned into nightly rentals, it would be nice to see the districts looking at solutions for the longterm locals that just want to be able to buy a home to live in or a property to build on.</p>
<p>We are lucky to have bought our home when we did (9 years ago). There is no way we could afford it at current market value.</p>
<p>My housing concerns relate to how quickly the community is expanding, and whether the infrastructure can handle it. I am also concerned that many long-time residents have lost their rental accommodation and cannot find affordable options to replace what they have been displaced from.</p>
<p>May have to move away to have access to optometrist, dental , eyeglass retailers and senior services</p>
<p>Lack of availability</p>
<p>Unable to buy a house!</p>
<p>I do not want to lose my home due to circumstances such as I presently face where as I live in staff housing and retire and I need somewhere to live or I. The last experience with landlord choices.</p>
<p>The situation is out of control. Affordable housing doesn't exist, and won't exist here because the ball was dropped years ago. Now like every other government in Canada, we're trying to play catch-up</p>
<p>We are happy with everything.</p>
<p>I worry that the natural surroundings that make Ucluelet a special place to live will be sacrificed or destroyed as the housing issues are addressed. It seems that variances and setbacks get reduced</p>

for developers - some lots are cleared and sit empty (like the one on Peninsula) while other lots that are treed get cleared like lot 13 and the plans for lot 16. I know there needs to be a balance but once a tree is cut it's gone. I'd also like to see more options for flexible seasonal housing (not resident driveways) and tiny housing

Ucluelet will continue to lose it's small town charm with every large development being approved, most especially the Lot 16 and the Terrance Beach developments which will bring urban-style density to this small community. Further to this, the District needs to undertake a summer census to determine if the town can support more growth before approving any more developments. Local families can't find a place to rent in this sea of vacation rentals. Focus on the needs of the community and families raising kids here, not the needs of short term visitors who stay for a long weekend.

We are lucky to own a home - if we hadn't moved here 5 years ago we would not be able to afford to buy in Ucluelet at current market rates. We pay much less for our mortgage than we would if we had to rent.

I was lucky to be able to move into staff accommodation, but it is not a long-term solution. Moving is really stressful and renters should not have to live in fear of losing their housing, or the cost of rent being far too high

Lack of stable long-term housing is a major concern. I have lived in tofino and now ucluelet for 2 years and have never found a lease longer than 8 months. Bounced in and out of staff accommodations and short term lease situations. This lack of stable long-term housing is causing a lot of stress on the working class of this town.

When the pandemic hit in 2020 both our businesses had no income because they are both tourism based. No relief was offered by BC Hydro (other than postponing 3 payments which had to be made up for) or Telus. Huge corporations like those should have offered some relief to those hardest hit.

I have three rental units in my house that are used to vacation rent and I have converted them to be long term rentals.

What is considered affordable housing by developers is not. Affordable would be based on a percentage of the average income for the area.

My main concern is the bylaws not being flexible to homeowners who are trying to create versatile properties that accommodate both tourism and long term tenants. I'm not sure of the specific bylaw, but within the last 6 months I've heard of two residents submitting plans for personal dwellings with one long term and one short term unit. Their proposals were rejected and revised to include two approved short term units. I'm afraid this creates a strain on the demand for long term housing and is left to local goodwill to provide accommodation for our residents. With the cost of housing increasing and having to compete with short term rent, cost of living continues to rise. Another factor is the subpar living conditions this leaves our locals with, and while some

people do choose a more simple lifestyle, I think it would be beneficial to have more options other than properties not fit for tourism. If properties were allowed more built in versatility (I'm not talking trailers in the yard) I think town would be more ascetically, pleasing, create more comfortable homes for our tenants and an integrated community experience for our guests. I believe a positive spin off from this would be more locals creating and investing in opportunities for our community, perhaps expanding businesses and services that would benefit all.

**22) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?**

Responses
Really high cost of rent in Victoria.
Overcrowding in homes. Un-affordable rent, even with a decent salary and multiple jobs.
In the past year, we've lost several friends to Port Alberni and elsewhere on the island who will not be captured by this survey. All are in their mid 30s, some with children, some without. All left because of a lack of affordable housing for purchase.
No
Same as above. Not enough places available.
Yes, many of our neighbours and friends have hard time either maintaining stable and adequate housing for themselves. They also have a hard time recruiting and retaining staff because of the lack of housing.
Lack of affordable, quality housing for all
It's obvious. There's nowhere to live for many people. Create a license cap for vacation rentals; at least 25% must be for regular rentals in the town out of every group of rentals.
The rental market is absolutely ridiculous. There are simply no choices for people that cannot buy a home and it seems there are no restrictions on Airbnb's which further exacerbates the issue!
The lack of available housing for rent or purchase is concerning.

Yes. Disabled income assistance haven't enough to afford proper space and layouts and that there is none available
Everyday we can't hire people that apply because they have no where to live. Friends are always looking for a place to rent. Many friends have chosen to relocate to more affordable communities (real estate)/and more of a rental pool across the province. We've lost some good folks that cashed out too. Hoping ukeek can hang onto its community.
Not affordable unless sharing with random roommates
Yes
As an employer the housing situation actually scares me. If we don't find a sustainable affordable way to have people live and grow in our community there are not going to be viable businesses here.
Staff accommodation for transient/seasonal workers
In general, having your quality of life seriously affected by all the unknowns, settling for unideal situations, stress, financial stresses, etc.
Yes of course there's very little options for people to rent and very little low income options.
There is not enough rental housing anywhere on the west coast and what there is not affordable for the wages people receive...many do not earn a living wage.
a need for housing for staff. housing for mature single people and elderly but not infirm people who are not prepared to live with room mates.
Lack of housing in general
Limited rentals as air bb and other nightly rentals are poorly regulated. Additionally, long term rentals impose significant tax increases whereas there are no addition water/garbage taxes for nightly rentals.
You already know we are desperately short of permanent resident housing for everyone from young single people and families to retirees.

<p>Yes, it has become increasingly hard to rent or buy a first house for long established, yet middle class community members and business owners seem to have a hard time staffing their lower wage positions for lack of affordable housing.</p>
<p>Lack of rental or affordable housing for people living and working in the community - retail workers, hospitality workers, community care workers, health and education etc.</p>
<p>Overall cost.</p>
<p>There needs to be more affordable housing especially for essential (teachers, health care) and seasonal workers. Too many businesses have had to cut their hour due to staff shortage as the potential staff cannot find accommodations</p>
<p>lack of seasonal rental housing for workers</p>
<p>Friends and coworkers are leaving the community as they cannot find affordable housing or housing at all. I worry about our community life fading away.</p>
<p>There are not enough housing available and those that are available are beyond regular people needs. This is a tourist town with many working in the service industry who struggle to make ends meet. How are we supposed to accommodate all these tourists if the people who need to work to serve them have no where to live without putting themselves into debt</p>
<p>I really don't like the idea of people renting out recreational trailer in their driveway. The RV and district will look derelict after a short time.</p>
<p>Yes we have children entering the overpriced housing market. Only interest rates are the salvation; however inflation is threatening that stability.</p>
<p>Lack of affordable housing. It's a crisis here.</p>
<p>The lack of good quality, affordable rental housing</p>
<p>No housing available,can't find housing for employees.</p>
<p>Yes, there is a general lack of affordable housing in the area</p>
<p>Lack of affordable housing for individuals and families. Too many tourist rental and Air B&amp;B units in comparison to long term housing.</p>

I have watched many friend need to leave the community over the last few years. My Mother is aging and we are hoping to move her here from Port Alberni as it is getting difficult for her to live alone, but we are still struggling to be able to buy a home, that is three adult incomes combined. We likely will need to move her temporarily to the east coast to stay with family while we continue to try and save.

Affordable housing needs be addressed as a whole, not simply low income. Affordable, attractive and appealing 3-bedroom middle income homes with back yards for growing families are essential to community health.

There is not enough affordable, good condition, local, and not overcrowded housing for people who work in low paying but essential jobs.

Businesses cannot staff appropriately for the amount of tourism we bring in because nobody can find housing or afford to live here in minimum wage. Also with all our housing being sold off to outside "investors" many of my friends are having to leave the community they grew up in because they cannot afford to buy. As well the people buying and moving here don't get jobs locally because they work remote and or are so wealthy they don't need or want to work but want all the services that low wage workers provide... but those people have been driven out of town because housing is non exsistant.

Mainly cost and availability of housing.

'Yes, I have many friends that live in constant fear of losing their home as it gets turned into a vacation rental. At the same time, my partner as a home owner and I are struggling to pay our bills for the house (mortgage, utilities + repairs / maintenance) and are contemplating renting out on a nightly basis which would involve kicking out our three long term tenants and friends and important members of the community. The only other option we see right now is to sell the house which would most likely mean moving away. The housing market in this town is very challenging for low to medium income households which I feel like most locals are as we are working hard to meet the growing demands of the tourism industry. I hope we can come up with a solution for this problem and I wish you all the best, strength and stamina in finding a way for affordable housing that works for the community. Thank you!  
- Kat

There are home owners who rent out suites or rooms for the off season. But when it becomes tourist season. You have to leave because these home owners can make more renting out on a per night basis than renting for a month. This leaves those who work out here year round in a difficult situation. I know as I work at a resort and I hear the stories. Or you have several persons crammed into basement suites. Do to housing shortage. But are still charged a lot for rent.

Absolutely. I think housing affordability is becoming a global problem. Many of my friends/family don't own a home and are at the mercy of the landlord.

no
Not enough truly affordable housing for those on government pensions or working only seasonal and/or part-time jobs. Tiny houses for those who do not want to share, or apartments or houses that can be shared by several people would be solutions for some. More money from the government for those on allowances or pensions, to give them enough to actually have a decent life would help too!
Every single person I know has an issue with housing.
NO rental units Out of town buyers purchasing and converting to Air BnB or just taking housing stock out of commission. Also driving up prices, bidding wars, etc. Very little available for our middle demographic to purchase, they are our entrepreneurs, young people and families so we need to keep them.
I know several people who lack long-term reliable affordable housing. Some have families, some are seniors, some are youth. Many have lived in the community for years, some have built businesses, and all volunteer and contribute to our community. We don't want to lose these people!!!
there is an obvious shortage of low income shelter options for the people who work in the tourist service industry, ironically the town strongly relies on tourists being looked after and coming back
It is sad to see many long-time residents unable to find housing, let alone affordable housing. Are there too many air b&b's allowed?
There obviously needs to be more low income housing available for Ucluelet residents. Seniors can have difficulty navigating the sidewalks and roads. There is a lot of broken pavement and a lack of ramps at the intersections.
We need optometrist and ability to get glasses as well as dental care closer than Port Alberni. If my eyes change dramatically as they can I would have trouble driving down to get tested and besides it can take quite a while to get new glasses and more trips back and forth.
Yes, of course. Aside from the well known and discussed problems for seasonal workers I know of several existing residents with permanent key positions or businesses that are or will be un-housed. Our community is in danger of loosing these valuable community members.
Lack of pet friendly spaces and spaces for singles to live affordably

Housing costs for young people
Right now there is a local family that needs a house. They contribute to the community in so many ways AND they offer daycare services. The fact that they can't find a home or afford to buy a home is a real tragedy. We can't lose a family like this... But like many others before they are considering going to Port Alberni if nothing pops up.
I feel very lucky to have a permanent full-time job which pays me a nice amount of money bi-weekly. However, I have has to work two minimum wage jobs at once in Ucluelet in order to pay rent and have left over money to save or spend.
Long term locals losing their rental space to air b&b
We need affordable staff housing on the coast to help with staff retention.
Residential lots in neighborhood are being re zoned commercial
There appears to be a great lack of housing for local workers.
yes. cost and availability.
Yes, there's no stable housing, even for people who have good job and good income, even for people who provide essential services to the community. In fact, there is a lack of essential services on the coast because the workers cannot find or maintain affordable housing here. As such, the workers who do work here are doing double duty and burning out. This negatively impacts the community wellbeing. Our town cannot grow without having enough people to provide the necessary services. The influx of tourism businesses is creating bigger and bigger problem every year because the infrastructure is not in place to support it. The longer we don't address the issue, the more costly it will be down the road.
Shortage, cannot house staff, cannot staff businesses or essential services such as nurses and physicians
I got very lucky with housing but there are many, many people who are not nearly as lucky as I have been. I worry with transitions to so many Airbnb's that I won't be able to maintain my housing or find a reasonable alternative. I know many people struggling to find housing after being displaced so it affects the entire community and causes a lot of turnover at many establishments.
I spend weeks each year trying to find housing for summer employees as well as our year round staff. Not only is this incredibly stressful, it takes away from important operations that I should be working on.

Additionally many of our friends have left, moving across island or across the country to areas where housing is more affordable, which lends to feelings of isolation out here.
Many of my peers have had to move away after having their first child because of lack of housing.
conversion of long term rental suites (both registered and non-registered) into short term rentals, lack of rental housing capacity and options, affordability
There is almost nowhere to live.
Social housing and affordable rental housing
I have numerous friends that reside in vehicles, sailboats, or have a multiple people inhabiting a bedroom in order to have shelter while working in this community.
There is no housing! Period! Is affects everyone who does not yet own their own home.
I know that people who are long time locals and renters have an almost impossible time trying to find a home to purchase or a home to live in--while at the same time houses are empty. It's disgusting.
Very aware of the difficulty of finding reasonable housing for anyone coming into the community.
We need to set aside 25% of all development as non-market and set up a land trust.
Lack of housing.
Skyrocketing prices. Lack of opportunity for ownership ...who wants to recycle there paycheck to employer for housing and be doomed to never own anything ..we have to develop a way for people to become owners and taxpayers so they care and feel a part of community and fiscally tied to it ... not just passing through or renting renters cant feel that same sense of community when you invest your self financially as well your perspective inevitably will change
Overcrowding of staff accommodations that offer no privacy and still charge very high rent
I know dozens of people struggling to find a good place to call home and manage their work life so they can enjoy this beautiful place we all call home.

<p>Same answer as question 22. The municipalities need to work together to support the continued growth of the community.</p>
<p>Seniors cannot afford to stay - they must leave the community to have a roof over their head that they can afford on their fixed income</p>
<p>Multiple families that are long-time residents of Ucluelet are being evicted from their rental units due to sale of the property and are now unable to find a place to live in the area.</p>
<p>We all know there's a lack of housing. I feel for young families trying to get their foot in the door.</p>
<p>The cost of buying is out of reach for many people working in the community.</p>
<p>Affordability is the biggest issue. Average people can not afford a \$1 million mortgage. They must get help from parents for down payment and qualification purposes. To many young people are relying on their parents assets and income to support.</p>
<p>Finding suitable long-term housing for people on minimum wage is a real issue. The restaurants/retail within our community cannot keep up with demand due to staffing issues since there is no affordable housing for these individuals to live.</p>
<p>Same as above</p>
<p>Yes, lack of affordable housing for low paid essential workers.</p>
<p>There is definitely a lack of family housing and the developments currently considered are very small and, dense with inadequate parking</p>
<p>Major shortage of employees for local shops.</p>
<p>Under supply of affordable rental accommodation</p>
<p>Ucluelet requires more rental units. The balance between B&amp;B's and rental units is out of balance.</p>
<p>Again, affordable housing needs to be prioritized over other housing development. As a year-round resident, I am concerned that our community is evolving into a resort town full of (often vacant) vacation homes with nothing affordable for local residents and businesses will be forced to close/relocate because it is impossible to retain a stable workforce. I am also concerned about the</p>

impacts the lack of affordable housing options is having on our natural environment as workers are more frequently living in tents or vehicles in surrounding areas.
Cost of housing too expensive
it is difficult to find housing that allows pets
Teachers living on back roads due to no housing
Yes, its horrible what has happened to both Ucluelet and Tofino, it only serves the upper class, there is no middle class working people left cause they can't afford life here.
No
There is a lack of affordable rental housing in Ucluelet.
People losing housing to short term rentals.
Lack of housing, being evicted because houses are being sold because it's a buyers market and there is nothing available for long term locals who contribute to this community and it's success
Lack of affordable housing for support services staff
Two tenants are being renovicted off this property at the end of the month - they're both long-time Ukee community members and they're struggling to find housing.
Transport and home support eventually
Many friends have had trouble finding adequate housing, regardless of cost.
Many friends with families that rent and are constantly dealing with searching for new rentals or having to move away because they can't afford to rent or can't find a rental. Friends that had to leave a job and because they didn't have staff accomodation anymore and couldn't find a rental-they had to move away.
Housing is such a huge issue in our community. We run a small business and struggle to hire and retain staff due to a lack of housing. I spend a vast amount of time trying to secure housing for our team. We have been unable to hire good candidates due to a lack of housing (after looking for THREE months) and we have lost great team members when they have been kicked out of their homes. We have four team members who are currently in precarious housing situations and who

<p>we may lose, which on a team of 14 is a significant number. Unless there are housing solutions in the immediate future, I don't know how businesses will be able to continue to operate.</p>
<p>Yes see above. The schools need on call staff and affordable housing for staff as well as the tourist industry mentioned above.</p>
<p>monthly utility and tax payments please...owners cant keep up.</p>
<p>Lack of housing supply and rising costs of rent are unaffordable for families. Larger homes are rented by the room at a higher cost rather than priced for families that are looking for monthly rentals.</p>
<p>I have friends and family that are having a difficult time finding adequate rentals.</p>
<p>House is too expensive. It's hard for young people to afford rent</p>
<p>Housing is hard to come by. it always has been in Ucluelet but since AirB&amp;B it has become insanely difficult.</p>
<p>Lack of housing</p>
<p>We are very aware of people living in their vehicles. Also some of our staff live in trailers because they can't find housing.</p>
<p>Lack of affordable housing</p>
<p>Cost of housing is too expensive to rent or buy. I'm fortunate with my job I have had many raises but the wage is so low for other ppl, cost of living is so expensive.</p>
<p>many friends have had to leave our community. I am working here full time and have a business but I am over working constantly with the concern that I may not be able to afford when we have to move, also I feel very sad that I will never be able to afford a home here.</p>
<p>As above...</p>
<p>Lower income people can't compete in the current market and don't have stable places to live, we need to put regulations and safeguards in place. The tourism and development isn't at a sustainable pace and I don't think the districts vision of town growth matches what their community wants and needs, especially long term locals who make up the core of the community.</p>

We have people camping in their vans on our road
Affordable prices
Ucluelet desperately needs townhomes/condominiums and apartments. In the past, it seems that developers desires have been more important as multi family zoning has been changed to single family units.
Limitations in student and summer employment housing - instead of full apartments- look at dorm style facilities
There is a shortage of rental housing in Ucluelet. Vacation rentals have replaced long term rental housing for residents of the town.
Rental houses are overcrowded with several people sharing a bedroom.  People live in campgrounds and commute to work.  Community members have had to leave because their long-term rental was no longer available and no viable options were present.  People live at the landfill and in the woods and commute to work (seasonally)
Yes. There are plenty of people with jobs in the community who can't find a place to live.
Not enough affordable housing for the younger generation who are employed in areas that keep our community running.
No affordable housing for younger people. Housing prices have skyrocketed in the past 10years. Very few rental homes.
Yes I see every small business owner I chat with not able to stay open, burned out, and leaving money on the table during peak season due to low quality or a shallow Labour pool. One small business owner even accepted a thief they knew would steal (and of course did - and police report was opened) just so they could attempt to have some time to run other parts of their business.
Lack of long term rentals and staff accommodation. People living in vehicles on West Main is unacceptable when hygiene is considered. There needs to be less (and a cap on number of) AirBNB/vacation rentals and more long term rentals.
Lack of affordable rental housing, lack of seasonal housing

<p>We see too many people living on the streets, parked on the boulevards and parking lots, often in residential areas. Our community continually encourages people to come here when we cannot handle the influx. It feels like we are losing our community, and it is not just in the summer months any more. Sure we need tourism, but where is the balance!?!</p>
<p>Housing options available affecting people's ability to live and work</p>
<p>Real estate is too expensive, not enough low-income housing.</p>
<p>None available</p>
<p>Limited housing stock and options</p>
<p>There are not enough affordable rental spaces &amp; first time buyers are finding it impossible to purchase reasonably priced housing!</p>
<p>Yes, we are lucky but we hear many, many stories from friends and colleagues about unaffordable and insecure housing. Local employment does not support the current cost of housing. When we built our home, we wanted to build a secondary suite but could not afford it - maybe there could be incentives for those residents who build housing to support long-term rentals</p>
<p>Local families not being able to afford rent because it is more profitable for property owners to run a short term vacation rental than to rent long term. Failure to prevent the conversion of every available space into an AirBnB or VRBO will lead to a shortage of workers and will kill what remains of this community.</p>
<p>Very little housing stock and what becomes available is out of price for many families. Families have been split up (one parent here, another in another city) due to no rentals available. Young families do not stay. Very little housing for seniors. Medical care is far away.</p>
<p>Yes- no housing for seasonal workers, cost of housing way to expensive for first time home owners. Way too many non- residents taking over the market.</p>
<p>Yes, many friends, some of whom are long-term locals, are renting and feel they have no housing stability. Several have been forced to move (or leave town) when a property sold or was renovated and turned into an airbnb or short term rental. It affects your sense of community when houses in your neighbourhood are not lived in by residents, or sit empty for a large part of the year.</p>
<p>More security for renters</p>

Appropriate housing for intergenerational families with at least 3 bedrooms.
Not exactly, but I would be interested to learn more.

**23) Do you have any comments or suggestions to improve housing in your community?**

Responses
We need more people willing to rent month to month versus nightly rentals.
Stricter enforcement on number of vacation rentals/air bnbs. Incentives for landlords to provide long term housing to year round residents, rather than short term rentals. Somehow address the number of vacant properties and vacation homes that sit empty the vast majority of the year.
Approve incoming rental projects and small scale multi family housing developments. I'm generally in favor of relaxing parking requirements in return for more affordable units.
Continue lobbying for split classification of short term rental properties by BC assessment to encourage long term rentals/make sure these businesses pay their fair share of municipal tax.
Encourage the Chambers of Commerce to pool resources and ideas for staff accommodation - this should not be a responsibility borne by the municipalities.
No
Enforce the vacation rental laws in town and stop letting international buyer to buy houses
Cap air bnbs Credits and/or perks for renting long term.?
More co-op based housing, and looking to other tourist-based industry towns for solutions (for example, programs like the Whilster Housing Authority may provide useful models). <a href="https://whistlerhousing.ca/">https://whistlerhousing.ca/</a>
Stop allowing Vacation rentals ad endum.
See 22

<p>Council should engage developers to build apartments/ condo or townhome style building . Insuring that affordable housing is included in the development process and adheard too</p>
<p>I would love to see 3dprinted homes or tiny prefab home community added I scout land sort of in my free time and envision spaces for locals vs tourists</p>
<p>Restrictions on nightly rentals somehow. Penalties for operating without license/zoning? Incentives for those offering long term rentals?. Staff housing mandates? Affordable developments that aren't meant to sell for unachievable amounts for the clerks, servers, cleaners, etc. That we need to keep entertaining visitors. Not sure what has worked for Whistler and Banff etc but this didn't happen overnight so surely other communities have had some good ideas? Another apartment building ? Good for you folks for looking at it. Hope you come up with something that helps some people out. Sorry I don't have any answers just grateful we bought when we did, even though it was tight then too. Lucky to be in a better established position. We're fortunate.</p>
<p>We need more low income and long term housing</p>
<p>Hep landlords out to help their tenants out with the cost of living here, losing good employees due to the cost of transportation and work</p>
<p>If a home is already a residence don't allow it to be turned into a vacation rental. If a home is being built as plans to be a vacation rental make there need to be a "care takers suite" Any development of hotels, resorts or similar also must provide a space for staff accommodations.</p>
<p>Business owned community housing NOT built with taxpayer dollars.</p>
<p>Air BNB needs to be less convenient for everyone! \$150 a year to operate an airbnb is unacceptable, that cost needs to be much, much higher (~\$10,000) and the funds allocated to affordable housing /community needs. Rezone areas to be multifamily residential and increase the requirements AND standards for developers to produce affordable housing.</p>
<p>A camp ground for short term summer staff may be an idea. This would be closer to town and more easily accessible to emergency responders RCMP EMS and the fire department as well as Bilaw. Maybe more incentive for home owners to rent their suites long term rather than Airbnb?</p>
<p>My husband &amp; I would love to set roots in this town, but unfortunately with the average price of housing being around \$800,000 that's never going to be possible. We even considered buying a new trailer but with the mortgage + pad rental \$400 + monthly bills, it would be a struggle in the winter time to pay bills since we both work in restaurants.</p>

<p>It would be great to have some type of agreement that make it affordable to buy a house for the local community. Like a proof of living in ucluelet for the last 5 years per example.</p>
<p>Affordable has to actually be affordable to people outside of the two parent middle income bracket. Some affordable housing options are still well beyond the ability of a person earning minimum wage or a single parent. People in all financial situations deserve the dignity of being able to maintain a healthy and comfortable space in which to be independent and maintain their lives.</p>
<p>More long term rentals for residents of the coast, better regulation of air bb and other nightly rentals, more affordable houses for sale for first time buyers.</p>
<p>Restrict the The short term vacation rental housing market more strictly. Home owners should not be allowed to provide vacation rentals when there are many hotels for tourists to choose from. Who will be left to work service jobs and clean up after tourists when there is no affordable housing left and everyone who is willing to work those jobs moves away.</p>
<p>Build affordable houses that will actually be affordable to buy or rent for proven community members. Build a coop type town house complex, tiny house complex, apartment buildings, or other but build something.</p>
<p>Build affordable housing intended for people living and working in the community. Nothing wrong with tourism as a means of making a living on the coast, but without affordable housing for all residents, how can a community thrive? Including tourism as one employment sector...</p>
<p>Have a rental housing planning specifically for seasonal use or workers paid in part by the businesses hiring seasonal employees.</p>
<p>Thank you for this survey. I'm looking forward to hearing about the resulting statistics.</p>
<p>Actually build affordable house or more apartment type units with subsidies for those who live and work here.</p>
<p>The district should encourage development of multi-unit housing. Dormitory type.</p>
<p>Developers should be required to provide affordable amenity contributions. Albeit at the expense of more collective amenities that meet the needs of everyone, including home owners who get no benefit from affordable homes.</p>
<p>We need more affordable housing. And by affordable I'm not talking \$500,000 cause that's not affordable at all.</p>

<p>Restrict the building of more condo's. We are in desperate need of rentals. If the private sector will not meet our needs, the government needs to step up.</p>
<p>Business coop housing for staff ,employees unable to work here for lack of.</p>
<p>Open up more land and so allowing absentee landowners from driving up prices until your community is properly taken care of and able to service the tourist economy properly! Build actual affordable housing!</p>
<p>Look at alternative housing methods such as container housing units, tiny home villages and carriage homes for existing property owners.</p>
<p>Provide affordable housing for individuals and families - for rent or purchase.</p>
<p>There should be more control on air bnb, I can see 5 units from my house alone, and I live in a neighbourhood that is not necessarily commercial. Also there should be more controls on who buys and lives here, many homes are being bought by people who have money and are just using it as an investment, this makes it impossible for people who live here to compete. I would really like to see movement on opening up land sales as well, I have been hoping in the near future we would be able to buy a lot, but it is a waiting game to see what will open up.</p>
<p>Lower the hugely expensive property taxes.</p>
<p>NIMBYism is a problem in my neighbourhood. I support affordable housing in my neighbourhood, even though most of my neighbours are actively against it. As a community, we cannot function without essential workers. They too need a decent place to live.</p>
<p>We need affordable rentals</p>
<p>Build homes so workers can rent and not have to sleep in bunkbeds together</p>
<p>Make it easier to get a permit for short and longterm rental options in one home. Make it mandatory for home owners if they have more than one suite to rent out to rent out at least one longterm. In general, loosen the regulation in favor for affordable long term rentals for local workers.</p>
<p>Instead of building condo's that are marked for low cost housing, but you have to purchase outright. Build Apartments that can be rented. Persons who come to work at resorts do not want</p>

<p>to buy. They just want to rent. Or persons who are single and older who can not qualify for loans or mortgages. Just want to rent, not have to buy.</p>
<p>Some type of local tax on Airbnb. We purposely rent our 2br suite long term instead of nightly bnb to try and help the housing crisis</p>
<p>no</p>
<p>A B&amp;B could add an extra suite if they also provided an additional year round accommodation</p>
<p>See last two sentences of #23.</p>
<p>Take BOLD action to provide for those who need it. Business cannot find employees, we have a massive lack of services all because the voices of the rich and already privileged home owners are taking precedence. Stop allowing airbnbs to dominate the landscape, open up more land and remove all the red tape that prevents developers from wanting to develop housing here. We need development to stabilize the market.</p>
<p>Examine and focus on density issues - lane way homes, new small lots, townhouses, etc Bylaw and zoning assistance/greater ease for locals and independents looking to develop so its not all developer based Encourage increased development of units/homes for 'missing middle' for locals Staff accom solutions Education to assist in reducing nimbism around housing developments which are needed!</p>
<p>We need to find a way to provide good quality rental housing with 2-bdrm units that could be shared for \$500/month/each, and 1-bdrm units that cost \$750/month. Perhaps more of the taxes from the exorbitant profits made from house sales in our region could be made available to local governments to provide affordable housing. We also need temporary housing for students who come to visit and learn. We need to find a way to regulate the price of campsites which have become super inflated! No wonder people are camping on the logging roads in huge numbers. We need to provide more vehicle camping areas with proper sanitation facilities.</p>
<p>Be open minded and provide incentives for proper housing options, not tax breaks or land access for affordable housing that just gets marked up a year later. Look abroad to higher density communities and learn from their successes and failures.</p>
<p>as above. Note that our utilities are about \$250/month and the cost of housing is the same because we own the home and there is no mortgage, etc. The answers to those questions did not allow me to make that clear. Thank you.</p>
<p>Communities on the West Coast should ease restrictions on development. With a lack of affordable labour in the region I'm concerned that the businesses in area may not be able succeed</p>

with the lack of workers. That may lead to having to source more an more of our daily essentials from Port Alberni or beyond.
There just needs to be more of it!
More services and recreation options for seniors. With the pandemic we have been doing left out in the cold, lonely and alone.
I think it is very important that CREATIVE solutions are found for 2 crucial sectors, the people who already live here and the seasonal workers. Just allowing or promoting the building of more housing (particularly large developments) without any control/oversight/conditions/restrictions will simply serve to increase our population but not solve the housing problems we face.
Less air b and bs. More condo/apartment units
Local or provincial help for low income people
I would like to see a moratorium on any new Air bnb accommodations until new AFFORDABLE housing is secured. Stop pushing through new, short-term condo developments until the housing is built. In Tofino and Ucluelet, there is not a shortage of housing, there is an imbalance of rental suites. What about offering RMI top ups to people that opt to rent out their suites to local workers instead of AirBnB?
** Raise the price of Air bnb business licenses; **If you don't live and contribute to the economy in Ucluelet, you should not be able to rent out your secondary residence as a vacation rental; ** Offer reduced property taxes to people who rent long-term instead of short-term or some sort of incentive.
I would like to see a new apartment building built with 20 to 30 one and 2 bedroom apartments
Less nightly rental and more monthly rental. New zoning to allow detached secondary dwellings.
More affordable housing for families.
More affordable apartment complexes for non transient individuals
Stricter bi law enforcement on illegal vacation rentals

<p>cut down on air bnb/vacation rentals/illegal nightly rentals. tax people who are making money off these rentals and not feeding it back into the communities. some housing in this town must be saved for local workers/families and people who want to be a part of the community here. not just vacationers.</p>
<p>I do not know what the answer is to our housing problem. However I do know that this requires commitment from different levels of government and organizations and people. Please look up CAEH. There has been other cities in Canada that has achieved functional zero homelessness after DECADES of hard work. We are late to the party but that means we don't have to reinvent the wheel.</p>
<p>Actual affordable housing, regulation on bnbs, actual options for people who work here, want to buy houses, and prevent essential workers from leaving due to inability to secure housing</p>
<p>A long-term, affordable (because everything is expensive and wages are not nearly high enough to contribute to the current housing market) housing option/staff accommodation would be incredible. Whether it's dorm style or an apartment complex...doesn't matter. Just some form of housing either for seasonal or permanent staff is necessary to maintain these communities and help them continue to thrive.</p>
<p>I'd like to propose an empty homes tax mixed with a caretaker benefit which would alleviate the empty home tax cost. Those unable to prove year round residence of their homes, or if those homes are secondary homes (not primary residence) would pay a separate tax fee. If they proved that someone lived on site in a caretakers suite, they would receive a benefit that would greatly reduce this additional tax. Some things to add: The tax would need to be aggressive enough to have an impact. Tax income would be invested in affordable housing initiatives. Caretaker suites would have to be at least of a certain size to avoid local workers living in outrageously cramped spaces. Another option would be to require developers investing in affordable housing as part of their development permits. They would need to prove construction before being allowed to start on their own projects. Lastly, communities could begin aggressively rezoning areas to reduce what homes are allowed to have nightly rentals, putting pressure on landlords to rent to longer term tenants. Could we stop issuing business licences for private nightly rentals in certain areas while maintaining that it is illegal to operate without a business licence? Tough work. Looking forward to seeing the results of this survey and the work to come!</p>
<p>Limit Air BnB's</p>
<p>Affordable housing is not over \$500,000!</p>

<p>non-market housing options need to be promoted, particularly with regards to business community supported models</p>
<p>Affordable housing (like actually affordable not only for those with rich parents) Stop Air B&amp;B in town.</p>
<p>Allow carriage homes for long term rentals in Ucluelet.</p>
<p>Cap on air bnbs/vacation rentals. More subsidized housing, more affordable single family housing</p>
<p>'Providing affordable housing for sale for residents of this community. Qualifications for affordable housing include:</p> <ul style="list-style-type: none"><li>-must have worked in the community for "x" amount of years</li><li>-must not own another property</li><li>-must make under \$100 000 per year</li></ul>
<p>No. We are leaving.</p>
<p>I wish we could put a cap on things. A cap on price inflation. A cap on how many people can live here. A priority list for long locals. For all the time and effort that hardworking families put into their homes and communities, we should be able to enjoy the fruits of our labour. Not just barely make it.</p>
<p>Stop marketing the west coast as a tourist destination - we're on the map, no need to promote. Use that money to support the community. Add a Resort Municipality Initiative, or up what accom-user-pay taxes we have if we have one. Create legislation that prevents people using long-term rental spaces as short-term rentals. Provide support for locals wanting to buy houses here (short-term grants/mini-loans, that enable them to buy instead of being out-bid by out-of-towners who then just do short-term rentals for the \$\$\$). Decide as a community to change how this place is run from an exploitative to a sustainable model, by having conversations about what "making enough money/sustainable development" looks like, rather than seeing this place as a place to "make a quick buck, because they'll always come". Thanks for asking for feedback.</p>
<p>We need to stop allowing non-full-time residents' STR licenses. We need to CAP STR licenses.</p>
<p>Limits on industry use of land and stop treating tourism as exempt status of heavy industry the vehical traffic it drives to our town alone qualify it as heavy impact to infrastructure and air quality ect its industry the same as any other and should be accountable for its waste</p>

<p>Business of a certain size need to provide adequate staff housing to take more pressure off long term rentals. Maybe a subsidy for home owners who rent long term rather than vacation rentals, an annual incentive that increases the longer the tenant stays</p>
<p>Change the laws. A choice between 1 secondary suite or 3 nightly rentals is a terrible choice. I've been asking for years and apparently asking the wrong people. 1 secondary Suite with 1 or 2 nightly rentals would be a game changer for myself and I believe it would be for the rest of the community as well. We would be wise to balance this equation asap.</p>
<p>Low income affordable housing built well and set aside for local people to buy.- Whistler has done this and so can we! Stop talking about it and just DO IT!</p>
<p>The District could take control of the MRDT funds and use the revenue towards affordable housing solutions.</p>
<p>Affordable long term housing is needed.</p>
<p>Landlords kicking people out to B&amp;B (or rather renovate first then B&amp;B) should not be allowed, price of resale of homes should also be capped, Governments and banks should be working together to allow for tiny home builds, container home builds (these are very cost effective and very durable and take up less space) - limit home sizes in our area so that people are not building unnecessary mansions for tourists unless zoned for Vacation/Guest Suites only...</p>
<p>The district should be helping provide subsidized housing by donating the land and building a mixed use development somewhere. There can be strata retail below which can help pay for maintenance and property taxes. Clean water is also an issue. Ensure that we have the infrastructure to support additional housing prior to the development.</p>
<p>We need more affordable housing, not bnb units. Apartment buildings, town house complexes etc</p>
<p>None</p>
<p>Affordable housing for working locals. Use lottery system for airbnbs like Squamish does, hopefully this would encourage more rental suites. Offer incentives for homeowners to rent to locals over airbnb.</p>
<p>NO MORE NEW TOURIST ACCOMODATIONS, MORE AFFORDABLE HOUSING FASTER!  God damn greed...</p>

Have a nice day
Carriage homes zoning would be great. Tiny home villages and container housing would be a reasonable option.
I suggest working with local businesses and residents to find the best solutions for our community and truly defining what is "affordable" from the perspective of a service industry worker rather than approving housing developments that are only in the best interests of the developers.
I think it would be good to allow a homeowner to provide both short term and long term rentals so they can provide unique vacation options but also provide a much needed living space for a renter. There should be more apartment buildings, townhouses, duplexes etc. built to help reduce the housing shortage.
Affordable housing!! Creating some stability for families. Local Realtors caring more about the community and people in it.
I don't think it can serve low to middle class people anymore, Tofino and Ucluelet have changed to support only the wealthy and upper class and has lost its soul and what made this area what it is today. But now its turning into a Canmore or Banff. Soon, even the middle class will be gone and it will continue to be a Whistler Village where only the elite can live.
There is a real Danger of Loosing the green areas that make Ucluelet special . The existing quiet trails have now been exposed to large box like houses that can take up most of the lot .I realize more high density housing is required but large buffer green Spaces and Max house size to small lots, large upper stories could be reduced so the Vulnerable green Islands have a chance to regenerate and the house is not overwhelming the lot or the other houses nearby . I see some houses for sale on St Jacques ave all at once and I'm thinking it is the Green space and privacy has been taken away by a large development on the hill as a reason .Also the trail to Rainforest lane has been impacted as the space between the trail and development is too small .A suggestion of Conservancy areas that are not just a few metes wide would be an idea . Fast Growing Microforests as they now are starting in Europe is another sustainable idea in already impacted spaces . Driveways down the side of Properties seem to be making the green space smaller as well .Indirectly Improving green space will improve peoples quality of life with more development as something to keep in mind for a healthier future
Limit Vacation rentals in the community. For every vacation rental on a property there must be a dwelling for a permanent resident as well.
Limit vacation rentals to a lottery system. Build more apartments.

<p>There needs to be more leniency to get projects approved and moving. There needs to be restrictions on who is able to purchase the lower cost homes, not people looking for a second home who are not contributing to the community but just putting excess strain on our resources.</p>
<p>Smaller houses - 1000 sq ft accessible as we age</p>
<p>We don't need one housing solution - we need them all. Cap B&amp;Bs. Allow rental cottages. Create small lots with small houses. Encourage small rental apartments. Get a percentage of affordable housing built in each new development. Make sure any expansion of town creates housing that locals can access and afford.</p>
<p>Stay at home support Seniors activity Medical and transport</p>
<p>We need to find a way to properly monitor housing that is being used for vacation rentals/ sitting empty as vacation homes. We especially need to make sure we are carefully planning out future housing developments, there is no need at the moment for more vacation rentals, but housing for sale/rent to grow the community is needed. We can't just stick our workers in trailers and over-shared housing and pretend that they are going to be long term/returning workers that actually care about our community.</p>
<p>The affordable housing proposals for both communities are great but of course slow to get off the ground. The community staff housing idea for Ucluelet looks great also and is something we as a business would be interested in being involved in. The enforcement of the correct zoning for nightly rentals is important. The temporary permits for RV's for staff housing for Ucluelet was a good idea, but it doesn't seem to have made much of an impact.</p>
<p>Build some staff accommodations.</p>
<p>support locals who have a job in town,with affordable housing.Leave the market to sort out the rest.Whistler couldnt contain it,nor can you.Free up all forms of vacation rentals,tourisim will be long term income.Embrace it.</p>
<p>Duplicating any wins sooner than later in the housing arena. If one apartment starting planning now let's get planning the next one that could start breaking ground in the next four or five years let's not wait a decade</p>
<p>Think of workers with families</p>
<p>Stop allowing new builds or change zoning to put a moratorium on vacation rentals.</p>

Apartment buildings ltr only would be an obvious help.
Build more apartments to rent, if own, the owners should have to live there, not rent at higher rates. Owners should have to maintain their rentals example water damage, leaks, yard maintenance etc
More restrictions on vacation rentals so that there is housing available to residents, also I hope to be able to get access to the affordable housing development, it is really my only hope to have stability here. I have lived in the community for 20 years.
Subsidized staff housing for seasonal and year round businesses would be good.
'More creative solutions- use of the Rec hall site for short term worker housing, approach old fish plants or other unused spaces to be used as short term accommodation sites. Slow large scale development to keep up with resources and retain community. Regulate non-primary residences and vacant houses, incentivize for long term rentals and roommates, work with business to develop staff accom in more creative ways, build trust with community to be able to work together especially with long term locals, look to what other areas with these issues have done. - on a personal note I didn't think I would leave ukee but with the drastic changes it often feels unlivable and that I need to leave as there is so many reasons that I won't be able to stay- housing prices, locals leaving, district hard to work with, tourism is overwhelming, mass amounts of new people moving here from higher income demographics, priorities of the town around development, non-primary homes and vacant properties owned mainly by the very wealthy, high cost of living, workforce is burnt out and is becoming less of a healthy place to live for all of these factors.
slow but steady development not like Lot 16 here in Ukee, which hopefully will not happen to the extend it is proposed which the community and facilities are in no way ready to support in a healthy way.
Affordable prices
More houses/units
More multi-unit housing - apartments
Regulate air bnb's and guesthouses. I understand that homeowners need the additional income to pay their mortgage but maybe there should be a cap on how many rooms people can have as short term rentals. That might free up some units for long term locals.

<p>Town needs to prevent out of town and foreign buyers from purchasing housing period. Housing for local residents should be the main priority.</p>
<p>Please provide affordable housing options so members of this community can afford to live and work here.</p>
<p>There is not enough housing to meet demand. Especially lower income apartment style housing.</p>
<p>Provide a large basic camp area for tents, vans, rvs so that there is somewhere legal to go and so that these people can plant roots of some sort. Cost should be affordable. Proof of employment must be mandatory. Area should be regularly monitored by drive thru village staff and rcmp. Those who don't comply with rules should be evicted. This area does not need to be. club med...just an empty lot with basic amenities. In doing this we can continue to enjoy our restaurants, coffee shops, hotels, etc. Rather than having them shut down due to staffing issues. Win win for both locals and tourists.</p>
<p>Property house taxes are extremely high in Ucluelet but taxes are minimal for people who rent their homes for vacation rentals. Need to increase business taxes and decrease property taxes for individual homes.</p>
<p>We need to allow some level of development so our town can grow a bit to not only have more residents, but for example a dentist could possibly make a business case to open here.</p>
<p>More affordable housing for new families, something they can build from for equity and asset.</p>
<p>Incentives for long term rental suites and higher taxes for vacation rentals suites.</p>
<p>This survey is a good start. Please consider carefully the wishes of the long-term residents, rather than the "fast" buck" developers who come, get their money and leave.</p>
<p>More medical and senior services Better selection of opportunities available at community centre</p>
<p>People say affordable housing but what does that mean. When on or facing on living with a pension, it means I have to be able to eat and have the ability to have some life enjoyment!</p>
<p>Unfortunately for those that are making money with them, Airbnb's are the problem. Cut them out and you've got less tourists and more space for long term housing for tourist providers!</p>
<p>We are not really interested in having more affordable housing in our community.</p>

Increased housing options
Just to plead with council NOT to give in to developers that want to create housing that is too dense!!
Consultation on important housing issues in the summertime is unfair as so many locals are so busy.
Reject/suspend all major development proposals until the Official Community Plan is adopted. Put a limit on the number of AirBnB permits. Focus on families and community, tourists' needs should be secondary to those who reside here full time.
Build affordable housing!
Extra taxation for non- resident homes or some disincentive for people who do t live here to buy. so our community doesn't become a soulless community. Low income housing that actually ends up being affordable for young people and first time buyers.
Limiting the amount of airbnb units would open up more rental units, as would limitations on property ownership by non-residents (like in PEI). Most small communities on the Island have more apartment buildings than Ucluelet, so encouraging the development of higher density housing would also help. A seasonal campground for transient workers would also reduce the amount of people looking for short-term rentals. Finally, allowing small homes/carriage houses to be built on existing properties would also increase housing options.
It seems like there should be a cap on percentage of homes that can be rented out for airbnb or similar, and that that cap should be reasonably low because there are options for hotels and places that are specifically designed for short-term stays. Working members of the community should not have to live in dire situations or pay exorbitant amounts to live in a decent place
Perhaps if instead of all vacation rentals. The city made people have one long term rental for every vacation rental there would be more secondary suites available for housing
We need more apartments for both the general population and senior independent living over 55.
See question 21. Also is there a way to ensure home owners are community members? It's challenging seeing empty properties throughout town knowing active community members can't afford homes and are being displaced due to the high demand on real estate.

APPENDIX F: COMPLETE "OPEN ANSWER" RESPONSES, HOSPITALITY SURVEY

Provided without analysis, the complete list of all "open answer" responses given for questions 13 and 15 of the Tourism and Hospitality Housing Needs Survey.

**13) Please tell us about your experience finding and maintaining a place to live (e.g. the process to find housing, the quality of housing, the location, suitability, affordability, etc.)**

Responses
Living in my van on multiple properties, being evicted so that my landlords can put in a vacation rental, being promised a place to live and then no follow through
I actually own my house but I am unique and fortunate. People are desperate for housing. Living on people's couches, sharing trailers, living in their vans, camping. There is literally nothing available and if you are lucky you can work somewhere that has housing (even if it is not the place you want to work at)
I've been in staff accommodation before. When staff accommodation got full, I resorted to living out of my SUV in the staff accommodation parking lot. After months of searching, I found a place to park my RV with my partner, but the District of Tofino is now trying to shut that place down - amidst a housing crisis and a staff shortage in town. Absurd.
The only way for a food service employee to afford to live here is if there is adequate staff accommodation. Being in this situation if you are being mistreated, or abused by an employer you cannot simply walk away without first securing housing. Low income housing for PERMANENT RESIDENTS of Tofino should be available so we may have the freedom to work anywhere in the community.
I find it difficult to find housing for our staff
affordable housing for senior, and a handicapped person both on fixed income
you find a place to rent, it sells, and becomes an airbnb - again and again and again which then limits the number of rentals forcing the rates to increase to a level that is not affordable by anyone working in the hospitality sector
Usually places only available until Spring time, short leases, really hard to find something else after a lease ends (lots of competition), landlords spontaneously decide to use the space for airbnb, staff accoms are too bustling and noisy with party kids, rent is outrageously high (I got asked to pay \$1600 for one small room in a shared house once)

<p>We had to hop from vacation rental to vacation rental until something finally came available to buy</p>
<p>I am a 34 yo entrepreneur in the tourism industry and had to change accommodation 3 times over the last 2 years because my landlords decided to Air b&amp;b the house/suite or just sold the house because they could get a good price out of it. I know a lot of people in town but even with my network I am not offered suitable/healthy/ reasonably priced accommodation. I was offered a \$1500/month basement bachelor with no natural light, or a garage humid and cold for \$1000 for example. Those are not decent conditions to live in.</p> <p>I now live in a 1 bedroom that has only one window and no storage. I am not allowed to have guests, or bring my own furnitures. I think that it is not decent condition to live when you are 34 and an independent and respectful full time worker. Unfortunately most landlords in this town know the housing shortage and abuse of their power and/or rule the rent market. I found this place very last minute and really thought I would have to move in the bush to sleep.</p> <p>We need places for workers. Air b&amp;b number keep growing, we have more and more tourists in town but nowhere to keep the staff that is needed to offer services to the tourists.</p>
<p>We have moved every year since moving here four years ago as year round long term tenants. Firstly was because of living conditions, second the rent went up and was no longer affordable, third because the home went up for sale, and now we are in a new space but paying more than our budget allows</p>
<p>trades men are very difficult to find</p>
<p>Once the staff accom is full it is difficult for anyone else to find accommodation that is suitable for the summer season.</p>
<p>The quality of the accommodation I have stayed in has been okay, but extremely expensive! And very difficult to secure long term options. Additionally storage options are extremely limited.</p>

**15) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?**

<p><b>Responses</b></p>
<p>I'm in full support of affordable housing initiatives &amp; secure housing for working citizens. Our town is over carrying capacity without even having proper infrastructure to house the very people creating the experience for the tourists we are promoting.</p>
<p>Although my experience is somewhat different than others' in that my living situation is made possible by my partner who was born/raised here and now owns property, I see very clearly how</p>

<p>the current state of the market affects the community negatively. It is unfortunate to see a dwindling community (of a certain population) when the hopes are that it thrives when those individuals are able to live here full time.</p>
<p>We need housing and a lot of it. Otherwise great people are not going to stay in this town and government, public and private industry will not have enough employees to operate.</p>
<p>I think people in area C should have the opportunity to rent to campers and seasonal workers.</p>
<p>Please expand options for affordable living, such as spaces like CrabApple and similar trailer parks. This is by far one of the most affordable and sustainable living situations in town.</p>
<p>some of these questions don't apply to me, I will send this out to our staff to complete</p>
<p>illegal nightly rentals/AIRBNB are destroying the local housing rental market which is causing a staffing shortage and without significant change both ucluelet and tofino will not be able to function which is currently showing in the number of businesses shutting down</p>
<p>I just have concerns about young families, workers in the service industry,</p>
<p>Due to high cost of building and owning real estate, with recent tax hikes as high as %50 in Tofino, property owners are forced to ask high rent. To offset the housing needs in the low and mid-range budget, other options need to be explored, such as float homes (Victoria, Vancouver, Seattle, Portland etc etc). Laneway houses and detached cottage are long overdue and already part of most OCP's, which makes it all the more important to finally become proactive. Additional property tax breaks for landlords and other incentives should be stimuli, instead of repercussions and forcing long-term tenants onto existing accommodation businesses.</p>
<p>"We need to regulate the air b&amp;b. Those studio, bachelor, 1 bedroom that were once rented by workers are all becoming unavailable because they are used for Air b&amp;b now. I am not against Air b&amp;b in general, but it needs to be controlled/regulated. Few ideas:</p>
<p>-Closing all the vacation rentals operating in a zones were vacation rentals are not allowed. There are a lot !!! Imagine all the housings that could suddenly become available to workers ...</p>
<p>-Nobody needs 2, 3, 4 and more air b&amp;b ....</p>
<p>-Maybe putting a place limited amount of ""vacation rental permits"" would help to regulate the problem..."</p>

<p>"There needs to be a cap on BNB units in town!!! My opinion is that this is the largest driving factor limiting long term rentals and creating a shortage. Owners can then charge an arm and a leg because renters are so desperate.</p>
<p>There also needs to be a district led seasonal staffing solution to support all local business owners who are struggling to find staff due to the housing crisis. "</p>
<p>there should be a safe, affordable camp for seasonal van/RV dwellers who are working in town.</p>
<p>n/a</p>
<p>provide infrastructure to continue organic development in tofino to the extent that it's sustainable.</p>



**District of Ucluelet Housing Needs Report**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

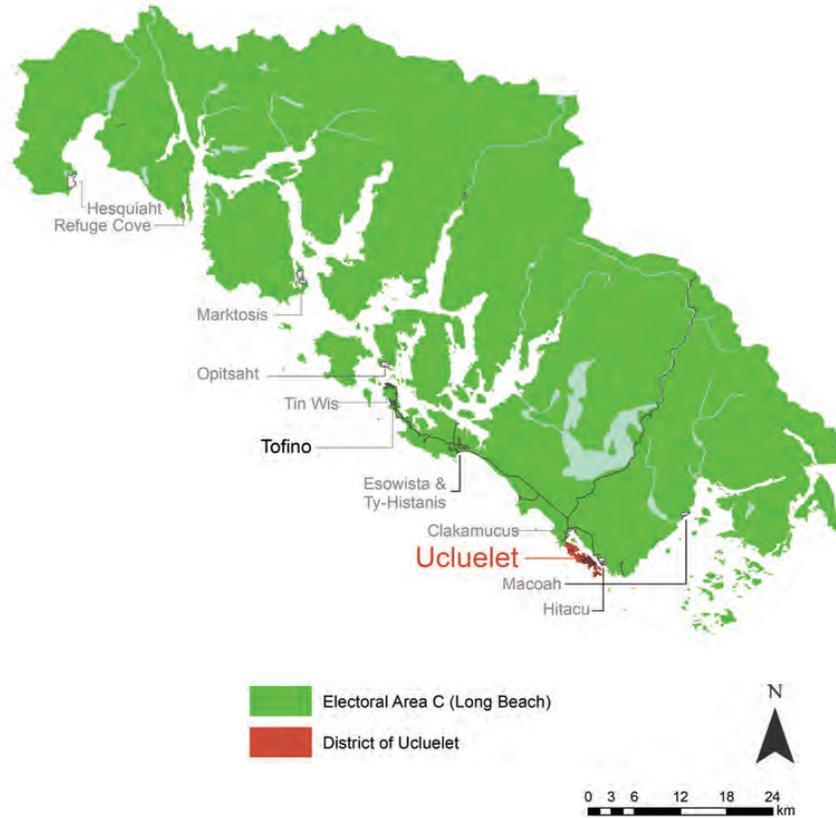
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**APPENDIX B:**  
**DISTRICT OF UCLUELET**  
**COMMUNITY PROFILE**



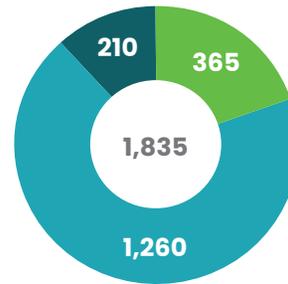
# UCLUELET

## Community Profile

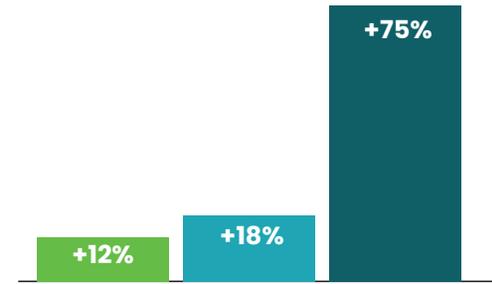


### POPULATION

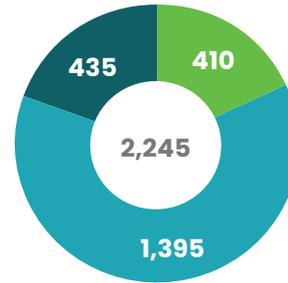
2016



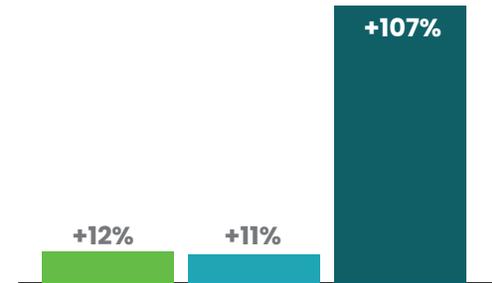
Change: '06-'16



2026



Change: '16-'26

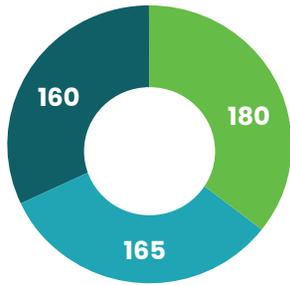


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

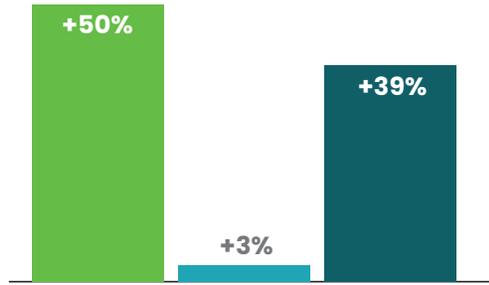
- Ucluelet's population grew 21% from 2006 to 2016 to about 1,835 people. Total youth, working age adults, and senior residents all expanded over the decade.
- Projections anticipate that the total population may expand by similar magnitudes between 2016 and 2026, possibly 22% to 2,245 people.
- With an expected rise in senior residents, the median age may grow from 39.2 (2016) to 40.5 (2026).

## FAMILIES

### Owners 2016



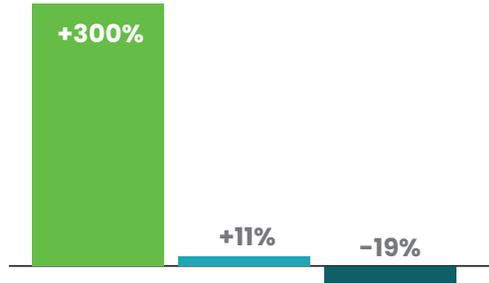
### Change: '06-'16



### Renters 2016



### Change: '06-'16



■ Families w/out Children 
 ■ Families w/ Children 
 ■ Non-families (e.g. singles/roommates)



Total renter households shrank 4% 2006 and 2016, while total owner households rose 25%.

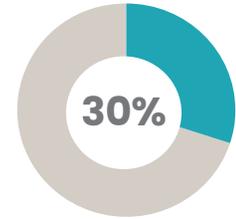
Overall total families without children exploded 67%, while total with children grew only 5% (with increases among both owning and renting households).

## HOUSEHOLDS



Total permanent households grew to 740 from 2006 to 2016

Households that Rent in 2016



Household Rental



Household Ownership



## INCOME

### Median HH Income '15 • Change: '05-'15



■ Total Households  
■ Owner Households  
■ Renter Households

■ Couple w/o Child  
■ Couple w/ Child  
■ Singles/Roommates

Households Earning more than \$100,000



Households Earning between \$20,000-\$39,999

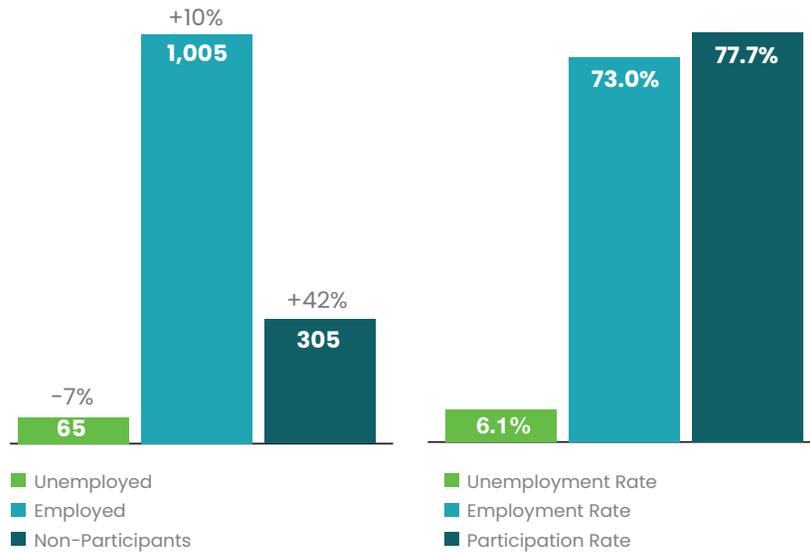


**15%**

of Ucluelet residents are in "Low Income" according to Statistics Canada; 20% of children aged 0 to 5 belong to a low income household.

## EMPLOYMENT

Labour Force '16 • Change: '06-'16    Labour Rate 2016

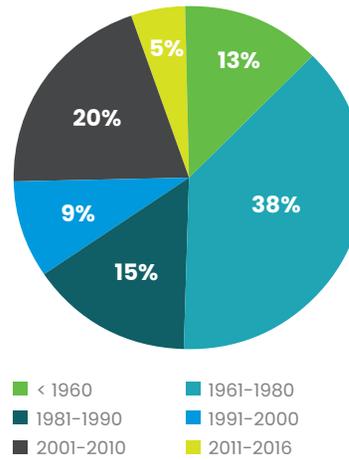


- Ucluelet's total labour force (people working or seeking work) expanded 9% between 2006 and 2016, while those not in the labour force (e.g. retirees) jumped 42%.
- Total and rate of unemployed persons decreased over the decade.

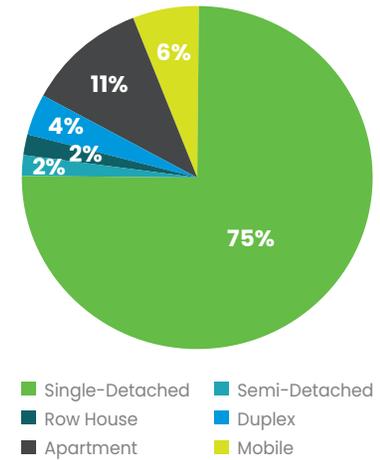
Largest Industries	Total Employed	% Share of Labour Force	%Δ ('06-'16)	% Renters Employed
Food & Lodging	285	26.8%	+ 58%	28%
Retail Trade	95	8.9%	+ 19%	11%
Agriculture, Food, & Forestry	90	8.5%	0%	22%

## HOUSING

Dwelling Age 2016

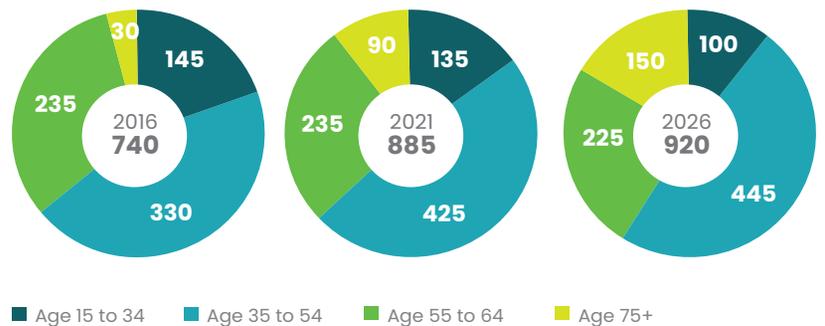


Dwelling Type 2016



- The majority of dwellings are single-detached (75%), followed by apartments (11%) and mobile homes (6%).
- Ucluelet builds about 16 units annually. Housing projections anticipate that the local population will demand 18 units annually until at least 2026.

## HOUSING DEMAND (by Maintainer Age)



## HOUSING COSTS & AVAILABILITY

<i>Adjusted for inflation</i>	2020	Change '11-'20
Overall Sale Price	\$625,151	+101%
Single Family Home	\$685,639	+84%
1 Bedroom	\$1,200	+70%
2 Bedroom	\$1,200	+45%
3+ Bedroom	\$2,200	+68%

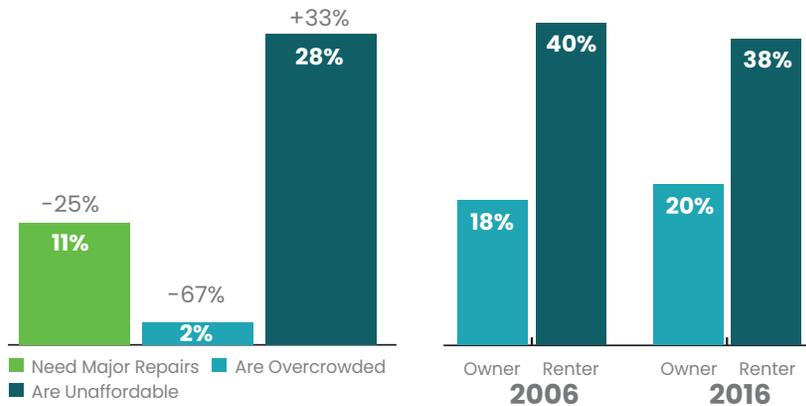
2020 Dollars

43 dwellings sold in 2020; 84% were single-detached homes.

CMHC rental data is unavailable for West Coast Region communities. Results based on locally collected rental listings.

## CORE HOUSING CRITERIA

% of HHs '16 • Change: '06-'16      Core Housing Need: '06-'16



- The number and percentage of homes that were unaffordable increased since 2006. The number and percentage in disrepair or overcrowded decreased.
- The share of households in Core Housing Need remained about the same at 26% between 2006 to 2016. In 2016, about 38% of renter households were in need, just shy of double the share than for owner households.

## ENGAGEMENT

### Housing Need



# 500

Over 500 residents responded to a community survey administered in Summer of 2021, including 239 residents of the District of Ucluelet.

## 44%

Nearly half (44%) of renter respondents indicated that their current housing did not meet their needs.

## 9%

Only 9% of owner respondents indicated that their current housing did not meet their needs.

Nearly all respondents were concerned about the rising cost and unavailability of housing. Many were considering leaving Ucluelet if they could not find a stable home.

### Community Quotes



*"Lower income people can't compete in the current market and don't have stable places to live, we need to put regulations and safeguards in place."*

*"I am an RN at the hospital, and I have lived in Ukee for 17 years. I have always thought I'd live here and buy property. But the way the housing is I fear I'll have to leave town to buy a property."*

*"I have to move soon and there are zero options for me and my family. My children are thriving in this community and we will likely have to leave due to lack of affordable housing."*

*"Low income affordable housing built well and set aside for local people to buy - Whistler has done this and so can we! Stop talking about it and just DO IT!"*



**District of Ucluelet Housing Needs Report**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX C:**  
**HOUSING PLANNING TOOLS**  
**FOR LOCAL GOVERNMENTS**



## HOUSING PLANNING TOOLS FOR LOCAL GOVERNMENTS

Addressing housing needs is a challenge for smaller local governments. Generally, they have fewer tools, financial resources, less development pressure to leverage and fewer developable areas, all of which makes housing issues more difficult to manage. The recommendations section of this report represents the project teams' suggested path forward over the short term for the District of Ucluelet, but as needs grow and change, staff and community members may refer to this guide. While many of the tools in this appendix are not necessarily appropriate for Ucluelet at the moment, they may become more relevant. District staff can use this document as a toolbox, choosing appropriate options as needs become more or less acute.

Tools have been broadly categorized and include implementation suggestions for communities of different sizes and localities where appropriate. Many of the tools listed here are most relevant to larger municipalities, but were still often mentioned in community engagement feedback. Though many residents did not provide specific implementation solutions. In general, ideas fell into three categories:

### **Increase the stock of affordable housing through a variety of mechanisms, especially:**

- Affordable rental options
- Senior-appropriate options
- Increase number of units on larger properties
- Encourage one-level, accessible development
- Allow for greater density where appropriate

### **More non-market options**

- Continue to invest in and expand non-market housing, including exploring a housing authority
- More support for those navigating the supportive housing system
- More affordable homes for those on income assistance
- More senior government support and subsidies
- More supportive housing options
- Support co-operative, resident restricted, and tiny home models.

### **Incentivize and regulate affordable housing**

- Continue to regulate short-term rentals, potentially reduce or stop issuing permits
- Explore inclusionary zoning
- Mandate affordable options in new development

*“Approve incoming rental projects and small scale multi family housing developments. I’m generally in favor of relaxing parking requirements in return for more affordable units.”*

*“Stricter enforcement on number of vacation rentals/airbnbs. Incentives for landlords to provide long term housing to year round residents, rather than short term rentals. Somehow address the number of vacant properties and vacation homes that sit empty the vast majority of the year.”*

*“More co-op based housing, and looking to other tourist-based industry towns for solutions (for example, programs like the Whistler Housing Authority may provide useful models).”*

*“Council should engage developers to build apartments/condo or townhome style buildings. Ensuring that affordable housing is included in the development process and adhered to.”*

*“Restrictions on nightly rentals somehow. Penalties for operating without license/zoning? Incentives for those offering long term rentals? Staff housing mandates? Affordable developments that aren't meant to sell for unachievable amounts for the clerks, servers, cleaners, etc. that we need to keep entertaining visitors. Not sure what has worked for Whistler and Banff etc. but this didn't happen overnight so surely other communities have had some good ideas.”*

*“It would be great to have some type of agreement that make it affordable to buy a house for the local community. Like a proof of living in Ucluelet for the last 5 years per example.”*

*“Developers should be required to provide affordable amenity contributions.”*

*“Have a rental housing planning specifically for seasonal use or workers paid in part by the businesses hiring seasonal employees.”*

*“Restrict the building of more condos. We are in desperate need of rentals. If the private sector will not meet our needs, the government needs to step up.”*

*“NIMBYism is a problem in my neighbourhood. I support affordable housing in my neighbourhood, even though most of my neighbours are actively against it. As a community, we cannot function without essential workers. They too need a decent place to live.”*

*“Examine and focus on density issues - lane way homes, new small lots, townhouses, etc.”*

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**PLANNING PROCESSES**

<b>TOOL</b>	<b>DESCRIPTION</b>
Affordable Housing Strategy	<p>An Affordable Housing Strategy or Action Plan can be used by local and regional governments to set a vision for affordable housing and identify the government tools, partnerships, and actions needed to support that vision. Many strategies articulate major policy initiatives, inform bylaw reviews, and generally guide decision-making and communicate affordability initiatives to community members.</p> <p>Larger municipalities may want to consider producing a more in-depth housing plan, while smaller communities and Electoral Areas may only need to include an affordability component in the housing section of their OCP.</p>
Official Community Plan (OCP) Policies	<p>OCP policies can be used to express commitment to affordable housing goals and provide direction for staff. They can lay the groundwork for activities such as updating zoning bylaws to support housing affordability or initiating the development of an Affordable Housing Strategy. Legislation mandates that findings from the Housing Needs Report be considered when updated the OCP.</p>
Housing Needs Reports	<p>Housing Needs Reports will continue to be mandated by the Province, but a similar funding program may not be available to local governments before the next update. The reports will continue to be a valuable resource for housing information about your community.</p> <ul style="list-style-type: none"> <li>• Schedule next housing need report for some time in 2023 to align with the release of data from the 2021 Census. Plan to conduct housing needs reports every five years after.</li> <li>• Begin budgeting and saving for the report process now. Larger communities may spend up to \$50,000, while smaller communities may only need to spend \$10,000-\$15,000. Communities with more planning capacity may choose to conduct the study internally.</li> <li>• Consider pooling resources to develop another in-depth regional assessment.</li> </ul>
Regional Growth Strategy	<p>A Regional Growth Strategy (RGS) is a strategic plan that defines a regional vision for sustainable growth. It is a commitment made by affected municipalities and regional districts to a course of action involving shared social, economic, affordability, and environmental goals.</p> <p>An RGS can make development decisions easier for local governments and the Regional District by codifying a sustainable pattern of population growth and development in the region, often</p>

	<p>by encouraging and directing new development to designated nodes or growth containment boundaries. This pattern of development aims to keep urban settlement compact, protect the integrity of rural and resource areas, protect the environment, increase servicing efficiency, and retain mobility within the region. Housing and development patterns in the West Coast cross municipal, regional, and Treaty and non-Treaty Nation boundaries. Partnering to articulate where and how growth should occur may be an appropriate next step.</p>																								
<p>Develop a Definition of Secured Affordable Housing</p>	<p>A definition of secured affordable housing can articulate the types of units a community is looking to attract through market and non-market buildout. Affordability is typically tied to income and secured refers to the length of time the units will be offered at that rate, often regulated through covenant. For example, some communities allow developers to add density provided a certain proportion of units are secured as affordable.</p> <p>A common definition of affordability is that rents will not exceed 30% of 80% of the median monthly household income for the area. More nuance can be introduced through Housing Income Limits, like in this example from Nanaimo which sets maximum rental prices for a development to qualify as affordable.</p> <table border="1" data-bbox="602 1016 1328 1381"> <thead> <tr> <th colspan="4">HOUSING INCOME LIMITS, NANAIMO (2018)</th> </tr> <tr> <th>Type</th> <th>Housing Income Limit (2018)</th> <th>@ 30% of Household Income</th> <th>Monthly Rent</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>\$29,600</td> <td>\$8,880</td> <td>\$740</td> </tr> <tr> <td>1 Bdrm</td> <td>\$34,400</td> <td>\$10,320</td> <td>\$860</td> </tr> <tr> <td>2 Bdrm</td> <td>\$41,200</td> <td>\$12,360</td> <td>\$1,030</td> </tr> <tr> <td>3 Bdrm</td> <td>\$52,300</td> <td>\$15,690</td> <td>\$1,308</td> </tr> </tbody> </table> <p>Source: Nanaimo Affordable Housing Strategy (2018)</p> <p>This is a useful tool for communities of all sizes. In larger communities where density is more common, the definition can help activate certain density incentives. In smaller communities it provides a benchmark for landlords and can help the municipality determine which projects can accessing City funds or are eligible for equity contributions.</p>	HOUSING INCOME LIMITS, NANAIMO (2018)				Type	Housing Income Limit (2018)	@ 30% of Household Income	Monthly Rent	Studio	\$29,600	\$8,880	\$740	1 Bdrm	\$34,400	\$10,320	\$860	2 Bdrm	\$41,200	\$12,360	\$1,030	3 Bdrm	\$52,300	\$15,690	\$1,308
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**REGULATORY AND ZONING TOOLS**

<b>TOOL</b>	<b>DESCRIPTION</b>
Increase Density in Areas Appropriate for Affordable Housing	<p>Allowing increased density in certain areas can incentivize development in the private and non-market sectors. Increased density tends to make a project more financially viable as the developer can spread the cost of development among more units. Decisions on increased density areas should be aligned with other land-use planning elements like active transportation, public transit, and access to amenities.</p> <p>Density can be implemented through a variety of tools that are relevant for different jurisdictions. In areas where apartment buildings are more common, changes to the maximum floor area ratio (FAR) in the zoning bylaw and adjusting height allowances may be appropriate. In other communities, allowing multiple dwellings on a property and encouraging mid-density multi-family options might be a better option.</p>
Mandate Affordable Housing Covenants or Housing Agreements on Title as a Prerequisite for Accessing Other Actions and Incentives	<p>Affordable housing covenants mandate that a certain percentage of units remain affordable for the lifetime of the development. Developers are required to register affordable housing covenants on title to access incentives such as density bonusing and development cost charge waivers or grants. This is the “secured” portion of secured affordable housing.</p> <p>Municipalities should be prepared to waive local covenant requirements when a project must already meet stringent covenant requirements from Provincial and Federal agencies as a condition for funding approval.</p>
Expand Housing Options in Residential Zones to including Secondary Suites, duplexes and triplexes	<p>Broadening residential zoning to permit row house, townhouse, duplexes and triplexes is an easy way of introducing density and new units without disrupting neighbourhood character. Traditional R1 zoning is slowly disappearing in many municipalities and regions, especially in those with high prices and low vacancy. This intervention is likely more suited to larger centres where land is at a premium or where municipal demand is spilling into rural areas.</p>
Supportive, Shelter, and Transitional Housing Supported in All Residential Zones	<p>Include supportive, shelter, and transitional housing as a permitted use in all residential/institutional zones in Zoning bylaw. These uses are typically not sited in Electoral Areas, but occasionally some uses can be supported. Expanding the areas in which these uses are permitted makes it easier to acquire land for these developments and help meet the most acute need in your community. Must be partnered with rigorous community education campaigns to be effective and should consider connectivity to other resources.</p>

<p>Reduce or Eliminate Parking Requirements for Infill, Affordable, and Rental Developments</p>	<p>Explore alternative solutions to reduce parking requirements including car share promotion, bicycle storage rooms, and nearby transit stops. Parking can be incredibly expensive to include in the non-profit development process and eliminating even a few stalls can help provide more units at less cost to community members. This intervention is best suited to larger centres where on-street parking is limited, and transportation is regular and reliable. In smaller communities, allowing secondary suites or carriage homes without requiring additional parking may be appropriate.</p>
<p>Investigate Implementation of Smaller Lot Sizes</p>	<p>Allow smaller lot sizes in residential zones to increase densification of existing and future lots. For many people, a single-detached home is still their housing goal. Smaller lots still permit single-detached development while increasing density. In many smaller communities where multi-family buildings are not common, this may be a solution to increase density while maintaining character.</p>
<p>Establish Inclusionary Zoning Policy</p>	<p>Inclusionary housing programs are local government programs that use the development regulations and approval process to oblige private developers to provide a portion of affordable housing within their new market projects. For example, an inclusionary zoning bylaw might mandate that 25% of all new units be offered at a secured and affordable rate. This is most suited to larger multi-family buildings and larger centres.</p>
<p>Explore Permitting Micro-Housing or Cluster Housing in Certain Zones</p>	<p>Micro-housing or tiny homes often come up in conversations with rural residents. Dependent on servicing requirements, local governments may consider expanding permissions for this type of use, provided homes comply with building codes. These homes can also be permitted as infill or accessory dwelling options.</p>
<p>Consider implementing a Community Amenity Contribution (CAC) policy</p>	<p>A community amenity contribution policy can enable local and regional governments to capture additional community value from new developments. Typically CACs are described on a per unit or lot basis, but can be negotiated based on additional density.</p> <ul style="list-style-type: none"> <li> <p><b>Example:</b> Squamish-Lillooet Regional District Community Amenity Contributions Policy – <a href="https://www.slrd.bc.ca/sites/default/files/pdfs/administratio n/Policies/12-2018%20Community%20Amenity%20Contributions%20Po licy_1.pdf">https://www.slrd.bc.ca/sites/default/files/pdfs/administratio n/Policies/12-2018%20Community%20Amenity%20Contributions%20Po licy_1.pdf</a></p> </li> </ul>

**TOOLS TO INCENTIVIZE NEW AFFORDABLE HOUSING DEVELOPMENT**

<b>TOOL</b>	<b>DESCRIPTION</b>
Waive/lower Development Cost Charges (DCC's) for Non-Market Developments	<p>Local governments can reduce or eliminate development cost charges to reduce capital costs of secured affordable housing projects and help keep rental prices lower. Often the development must meet the definition of secured affordable housing to qualify for a waiver/reductions and other fee reductions. Some local government choose to offer grants to offset the cost of DCC's rather than waive the fee.</p> <p>DCC's may seem small compared to the construction budget of a development, but often waiving these fees can impact final rental costs dramatically.</p>
Develop Land Acquisition and Disposal Plan	<p>One of the most valuable contributions that a local government can make to an affordable housing project is to provide land or facilitate land transfer to a non-profit developer. An acquisition and disposal of lands plan can improve availability of land for the purpose of developing affordable housing.</p> <p>A plan should:</p> <ul style="list-style-type: none"> <li>• Prioritize acquisition of land in areas close to services, amenities, and public transportations</li> <li>• Develop key criteria for purchasing land based on lot size, cost, and geographic location</li> <li>• Disposal criteria based on need, non-profit status, and funding availability</li> <li>• Potentially pre-zone municipal owned sites for multi-family secured affordable housing development</li> </ul> <p>While this is most effective in a larger centre where land can be very expensive, smaller communities often have more land available, but non-profits lack the capacity, knowledge, or capital to acquire it.</p>
Assign a "Champion" Staff Member for Non-Profit Housing Projects	<p>Local governments should consider establishing a single point of contact for non-profit organizations and developers. This can help ensure prompt delivery and response time to inquiries. The "Champion" can also work with project proponents and other levels of government to help secure funding and coordinate other affordable housing policies as they relate to a particular project.</p>
Prioritize Affordable Housing Applications	<p>There are many ways to fast-track non-profit development applications to make development easier and bring units to market quickly:</p> <ul style="list-style-type: none"> <li>• Bring application to the "top of the pile" and commit to quick decision timelines</li> <li>• waive any requirements that are already met by the project (housing agreement, public information meeting, etc.)</li> </ul>

	<ul style="list-style-type: none"> <li>• waive fees based on depth of affordability</li> </ul>
Investigate a Regional Housing Service to increase local funds for affordable housing and housing supports	<p>A regional housing service or supports bylaw has been used by Regional Districts to raise and distribute funds to one or more non-governmental organizations for the purposes of delivery affordable housing or homelessness supports services.</p> <p>Typically funded by a small additional tax levy, bylaws often require approval by referendum. This necessitates broad multi-sector support, and though it is often led by Regional Districts, requires participation of local governments.</p> <ul style="list-style-type: none"> <li>• <b>Example:</b> Cowichan Valley Regional District, Cowichan Housing Association Annual Financial Contribution Service Bylaw <a href="https://www.cvrld.ca/DocumentCenter/View/90698/4201">https://www.cvrld.ca/DocumentCenter/View/90698/4201</a></li> <li>• <b>Example:</b> Comox Valley Regional District, Comox Valley Homelessness Supports Service Bylaw <a href="https://www.comoxvalleyrd.ca/sites/default/files/docs/Services/4bylaw_389_homelessness_supports_service_est.pdf">https://www.comoxvalleyrd.ca/sites/default/files/docs/Services/4bylaw_389_homelessness_supports_service_est.pdf</a></li> </ul>

**TOOLS TO PROTECT EXISTING AFFORDABLE HOUSING**

TOOL	DESCRIPTION
Restrict Condo/Strata conversions	<p>Preventing conversion of rental units to ownership tenures will help preserve vital housing stock, especially in larger communities.</p> <p>Strata conversions can be restricted through policy by allowing conversion only when vacancy rates are above a certain threshold for a certain period of time.</p>
Develop “No Net Loss” of affordable units policy	<p>As a community develops, and land becomes more valuable, a “no net loss” policy can ensure no affordable units are lost and older, cheaper stock is protected or replaced.</p> <p>A number of policy tools can be implemented to protect older, rental units when they due to be replaced or demolished:</p> <ul style="list-style-type: none"> <li>• Require developers to connect with the local or regional government to explore alternatives to demolition.</li> <li>• Require standardized relocation plans and offer existing residents “right of first return”</li> <li>• Consider “rental only” pre-zoning for existing aging rental stock</li> </ul>

## EDUCATION AND ADVOCACY

TOOL	DESCRIPTION
Prepare Guides for Developing Affordable Housing	Municipalities can prepare guides to make it easier for housing providers to understand what they need to do to build units. Potential guides include a guide to the development approval process or a guide to the regulations and responsibilities that homeowners must meet to have secondary suites or add accessory dwelling units.
Advocate to Senior Government for Additional Tools and Funding	<p>Local governments should continue to work regionally and with other municipalities at Union of BC Municipalities and Federation of Canadian Municipalities to develop consistent advocacy positions. This includes:</p> <ul style="list-style-type: none"> <li>• further funding for affordable housing</li> <li>• new planning tools and resources supported by Senior Government</li> </ul> <p>Rural and smaller communities might consider forming inter-local government working groups to define goals collectively.</p>
Continue to Educate Residents on Value of Affordable and Supportive Housing Options	There are many tools developed by local governments and non-profits to combat NIMBYism and encourage community buy-in for a variety of affordable and support uses in traditional residential and higher-income neighbourhoods. Local governments can reduce negative perceptions of these uses through advocacy campaigns and long-term change management approaches.

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**APPENDIX D:  
HOUSING INDICATORS  
AND MONITORING GUIDE**



## HOUSING INDICATORS AND MONITORING GUIDE

Collecting and maintaining longitudinal data can help inform long-term and strategic planning for your community. Larger centres likely already keep a record of this and other, more in-depth data, but electoral areas might only just be starting.

Based on the information included in the Housing Needs Report, the following measurables are good indicators of how and why your community might be changing. They are relatively easy to measure (they are provided by the Province), appropriate to communities of all sizes, and will likely continue to be mandated through the Housing Needs Report process. Regularly filling out these tables (when data is made available) will help your community understand its needs and meet its legal requirements. The included questions will inform basic analysis of the data and appropriate policy responses.

### DEMOGRAPHY

	Total Current Year	Share (%) Current Year	Total Previous Year	% Change
Total Population				
Youth (below 20)				
Working Age (20 to 64)				
Seniors (65+)				

#### Key Questions:

1. Is there a balance of Working Age people to total population? Is the ratio of youth + seniors to working age people healthy for the type of community and services provided? For instance, are there more youth and seniors who are economically dependent (typically not working) compared to working age people who are independent (working)?
2. Does the vision for the community account for any disproportionately prevalent population segments?
3. Are there adequate services to meet the relatively higher needs of that population segment?

**HOUSEHOLDS**

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Total Households						
Families w/ Child(ren)						
Families w/o Child(ren)						
Single / Roommates						

\*up or down since previous reporting period?

**Key Questions:**

1. Are more families with children choosing to live in the community?
2. Is the population transitioning from larger families to families without children or single-person households? The latter is common with an aging population.

**EMPLOYMENT**

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Labour Force						
# of People						
% of Total People (Participation Rate)						
Unemployed Persons						
# of People						
% of Labour Force (Unemp. Rate)						
Non-Labour Force						
# of People						

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
% of Total People						

\*up or down since previous reporting period?

**Key Questions:**

1. Is the labour force (people working or seeking work) increasing? This could mean the community has more jobs available or is benefitting from growth in employment in nearby communities. A decreasing labour force can have ripple effects on other metrics. For instance, if unemployed persons are unchanged or even decrease, a significant reduction in the labour force will increase the unemployment rate.
2. Is the non-labour force increasing? This often occurs when there is significant senior cohort growth as retirees leave the workforce.
3. Are both the number and percent of people unemployed decreasing, or the latter a result of movement in another metric?

**INCOMES & HOUSING**

	Current Report Year	Previous Report Year	% Change
Median Before-Tax Household Income			
All Households			
Owner Households			
Renter Households			
Median Rental Price			
Overall Vacancy (%)			
Median Housing Price			

\* Income, rents, and housing costs should ideally be in real dollars (inflation adjusted). If unavailable, nominal (current year) dollars should be used for all pieces of data for better comparisons between them.

**Key Questions:**

1. Are incomes growing faster than rents or housing prices? On the surface, this would mean an improvement in purchasing power. However, it is important to realize gains in earnings may be isolated to certain income ranges or segments of the population. Please note that comparing purchase prices is more complex due to the changing costs of borrowing (i.e. mortgage interest). It is possible that prices increase much more significantly over time than income, but interest rates fall enough to render mortgage payments more affordable.
2. Are rental prices decreasing or staying the same (in real dollars) while vacancy increases? This could indicate that growth in rental stock is sufficient to curb growth in prices generated by low supply.
3. What is the vacancy rate (if available)? Between 3% and 5% is often regarded as the “healthy” vacancy rate where housing demand and supply are adequately balanced.

**HOUSING NEED CRITERIA**

	Overall	↑ or ↓*	Owners	↑ or ↓	Renters	↑ or ↓
Unsuitable Housing						
# of Households						
% of Households						
Inadequate Housing						
# of Households						
% of Households						
Unaffordable Housing						
# of Households						
% of Households						
Core Housing Need						
# of Households						
% of Households						

\*up or down since previous reporting period?

**Key Questions:**

1. Are the # and % of households in all situations listed above decreasing? Sometimes the % will decline while the # remains the same or increases, demonstrating that the growth of households in these circumstances has grown slower than total households.
2. Are housing prices and unaffordability declining while incomes are rising? This is a simplification of how key metrics react for the better of the median household. If either of the variables move in an opposite direction, then reasoning becomes more complex.
3. Are the # and % of households in Core Housing Need increasing or decreasing? Based on its housing criteria (adequacy, suitability, and affordability) results, which of the three seems to contribute the most to Core Housing Need? How might results compare to other collected metrics?



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**APPENDIX E:**  
**COMMUNITY DATA TABLES**



## COMMUNITY DATA TABLES

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## 1. DISTRICT OF UCLUELET

### Historical & Anticipated Population & Households

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
<b>Total</b>	1,515	1,655	1,835	1,895	1,955	2,015	2,075	2,140	2,160	2,180	2,285	2,305	2,245	22%
0 to 14 yrs	235	225	295	305	315	325	335	335	335	335	335	335	325	10%
15 to 19 yrs	90	75	70	70	70	70	70	60	65	70	75	80	85	21%
20 to 24 yrs	115	120	85	80	75	70	65	65	65	65	65	65	70	-18%
25 to 64 yrs	955	1,070	1,170	1,210	1,250	1,290	1,330	1,360	1,355	1,350	1,345	1,340	1,325	13%
65 to 84 yrs	105	140	195	215	235	255	275	290	310	330	350	370	395	103%
85+	15	20	15	20	25	30	35	30	30	30	30	30	40	167%

POP'N	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
0 to 14 yrs	16%	14%	16%	16%	16%	16%	16%	16%	16%	16%	15%	15%	14%
15 to 19 yrs	6%	5%	4%	4%	4%	3%	3%	3%	3%	3%	3%	3%	4%
20 to 24 yrs	8%	7%	5%	4%	4%	3%	3%	3%	3%	3%	3%	3%	3%
25 to 64 yrs	63%	65%	64%	64%	64%	64%	64%	64%	63%	62%	59%	58%	59%
65 to 84 yrs	7%	8%	11%	11%	12%	13%	13%	14%	14%	15%	15%	16%	18%
85+	1%	1%	1%	1%	1%	1%	2%	1%	1%	1%	1%	1%	2%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	%Δ 10yr
<b>Total</b>	645		740	770	800	830	860	885	890	895	900	905	920	24%
15 to 24 yrs	30		10	10	10	10	10	5	5	5	5	5	0	-100%
25 to 34 yrs	145		135	135	135	135	130	125	120	115	110	100	115	-26%
35 to 44 yrs	115		215	240	265	290	315	335	345	355	365	375	385	79%
45 to 54 yrs	180		115	110	105	100	95	90	85	80	75	70	60	-48%
55 to 64 yrs	100		130	130	130	130	130	120	115	110	105	100	90	-31%
65 to 74 yrs	50		105	105	105	105	115	120	125	130	135	135	135	29%
75+ yrs	25		30	40	50	60	70	90	100	110	120	130	150	400%

HHs	2006	2011	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total</b>	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
15 to 24 yrs	5%		1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	0%
25 to 34 yrs	22%		18%	18%	17%	16%	16%	15%	14%	13%	13%	12%	11%
35 to 44 yrs	18%		29%	31%	33%	35%	37%	38%	39%	40%	41%	41%	42%
45 to 54 yrs	28%		16%	14%	13%	12%	11%	10%	10%	9%	8%	8%	7%
55 to 64 yrs	16%		18%	17%	16%	16%	15%	14%	13%	12%	12%	11%	10%
65 to 74 yrs	8%		14%	14%	13%	13%	12%	13%	13%	14%	14%	15%	15%
75+ yrs	4%		4%	5%	6%	7%	8%	10%	11%	12%	13%	14%	16%

\* distributions graphically represented in report

### Indigenous Identity

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	1,455	1,570	1,640	970	980	1,190	485	595	450
Indigenous Identity	200	245	150	85	125	85	115	120	60
Non-Indigenous Identity	1,260	1,325	1,495	885	855	1,110	375	470	385

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Total Population	100%	100%	100%	100%	100%	100%	100%	100%	100%
Indigenous Identity	14%	16%	9%	9%	13%	7%	24%	20%	13%
Non-Indigenous Identity	87%	84%	91%	91%	87%	93%	77%	79%	86%

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**Mobility**

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Population</b>	1,420	1,560	1,620	945	975	1,180	480	590	435
Non-Mover	1,155	1,315	1,300	845	910	1,010	310	410	290
Mover	275	240	315	105	60	175	170	180	145
Non-Migrant	135	120	105	50	35	60	85	80	45
Migrants	135	125	210	50	30	115	85	95	95
Internal Migrants	135	120	205	50	25	115	85	95	90
Intraprovincial Migrant	120	105	180	35	0	115	80	90	65
Interprovincial Migrant	10	15	25	15	0	0	0	0	25
External Migrant	0	0	0	0	0	0	0	0	10

**Private Household Size**

	Total				Owners			Renters			Renter %		
	2006	2011	2016	*16 % of Total	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Private HHs</b>	640	740	740	100%	410	485	520	230	260	220	36%	35%	30%
1 person	225	225	225	30.4%	115	175	125	115	55	95	50%	24%	43%
2 persons	210	360	300	40.5%	160	210	230	55	150	75	26%	42%	25%
3 persons	75	70	90	12.2%	45	45	75	25	25	15	36%	36%	17%
4 persons	85	40	70	9.5%	65	30	55	20	0	15	24%	0%	21%
5+ persons	40	50	50	6.8%	25	25	35	20	0	20	44%	0%	36%
Average HH Size	2.3	2.1	2.2		2.4	2.0	2.3	2.1	2.3	2.0	-	-	-

**Household Maintainers**

	Total				Owners			Renters		
	2006	2011	2016	10yr % Δ	2006	2011	2016	2006	2011	2016
<b>Total Household</b>	645	745	740	14.7%	415	485	520	230	260	220
15 - 24 yrs	30	20	10	-66.7%	15	0	0	20	10	10
25 - 34 yrs	145	175	135	-6.9%	70	80	75	75	90	55
35 - 44 yrs	115	140	215	87.0%	70	80	130	50	60	85
45 - 54 yrs	180	170	115	-36.1%	135	110	85	45	60	30
55 - 64 yrs	100	105	130	30.0%	70	80	110	30	25	25
65 - 74 yrs	50	45	105	110.0%	45	40	90	10	0	20
75 - 84 yrs	15	75	15	0.0%	10	70	15	10	0	0
85+ yrs	10	0	15	50.0%	10	0	15	0	0	0

**Owners w/ Mortgages & Renters in Subsidized Housing**

	2006	2011	2016
<b>Total - Owner &amp; Renter</b>	640	740	740
Average Shelter Cost	\$1,028	\$925	\$1,223
Owners	410	485	515
w/ Mortgage	270	195	360
% Owners	64.1%	65.5%	69.6%
% Mortgage	65.9%	40.2%	69.9%
Renters	230	260	220
In Subsidized Housing	0	65	25
% Renters	35.9%	35.1%	29.7%
% Subsidized	0.0%	25.0%	11.4%

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Household Income

	Total			% of Total	Owners			% of Total	Renters			% of Total
	2005	2010	2015		2005	2010	2015		2005	2010	2015	
<b>Total Household</b>	645	740	740	100.0%	415	485	520	100.0%	230	260	220	100.0%
< \$5,000	25	0	10	1.4%	15	0	0	0.0%	10	0	0	0.0%
\$5,000 - \$9,999	15	0	10	1.4%	0	0	10	1.9%	15	0	10	4.5%
\$10,000 - \$14,999	30	0	20	2.7%	10	0	0	0.0%	20	0	15	6.8%
\$15,000 - \$19,999	65	0	35	4.7%	45	0	40	7.7%	25	0	0	0.0%
\$20,000 - \$24,999	15	15	50	6.8%	0	10	10	1.9%	15	0	35	15.9%
\$25,000 - \$29,999	15	20	25	3.4%	10	0	20	3.8%	10	0	0	0.0%
\$30,000 - \$34,999	30	25	35	4.7%	20	0	30	5.8%	10	0	0	0.0%
\$35,000 - \$39,999	25	0	35	4.7%	0	0	10	1.9%	20	0	20	9.1%
\$40,000 - \$44,999	25	105	45	6.1%	10	70	30	5.8%	10	0	10	4.5%
\$45,000 - \$49,999	30	105	45	6.1%	15	80	15	2.9%	10	0	25	11.4%
\$50,000 - \$59,999	60	35	55	7.4%	55	35	35	6.7%	10	0	20	9.1%
\$60,000 - \$69,999	40	110	65	8.8%	25	60	50	9.6%	20	50	15	6.8%
\$70,000 - \$79,999	30	50	55	7.4%	20	50	40	7.7%	10	0	15	6.8%
\$80,000 - \$89,999	70	45	45	6.1%	55	25	45	8.7%	10	20	10	4.5%
\$90,000 - \$99,999	45	40	50	6.8%	25	30	40	7.7%	20	0	10	4.5%
\$100,000+	125	115	160	21.6%	105	65	135	26.0%	25	45	25	11.4%
\$100,000 - \$124,999	60	40	75	10.1%	40	25	65	12.5%	15	0	15	6.8%
\$125,000 - \$149,999	55	35	35	4.7%	50	20	30	5.8%	0	0	10	4.5%
\$150,000 - \$199,999	0	35	40	5.4%	10	25	35	6.7%	0	0	0	0.0%
\$200,000+	10	0	10	1.4%	0	0	10	1.9%	0	0	0	0.0%
Median Income	\$57,203	\$56,573	\$60,905		\$68,004	\$53,421	\$71,712		\$40,777	\$60,943	\$44,969	
Average Income	\$65,885	\$65,733	\$71,106		\$74,586	\$65,783	\$79,347		\$50,362	\$65,640	\$51,748	

Labour Force

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Population (15+ yrs)</b>	1,200	1,340	1,370	790	850	1,030	410	490	345
In Labour Force	985	1,025	1,070	625	630	795	355	395	275
Employed	915	945	1,005	570	605	750	340	340	255
Unemployed	70	80	65	60	25	50	15	55	20
Not In Labour Force	215	315	305	160	215	230	55	95	75
Participation Rate (%)	82.1	76.5	77.7	80.3	74.7	77.6	86.6	80.6	78.6
Employment Rate (%)	76.3	70.5	73.0	72.6	71.8	72.7	84.2	68.4	72.9
Unemployment Rate (%)	7.6	8.3	6.1	9.5	3.9	5.7	4.2	13.9	7.3

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**NAICS Industry Employment**

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
<b>Labour Force</b>	975	1,025	1,065	100.0%	625	635	795	350	395	270
Agriculture, Forestry, Fishing, & Hunting	90	125	90	8.5%	70	70	65	20	55	20
Mining, Quarrying, and Oil & Gas Extraction	10	0	0	0.0%	10	0	0	0	0	0
Utilities	0	0	0	0.0%	0	0	0	0	0	0
Construction	85	105	70	6.6%	50	50	60	30	60	10
Manufacturing	90	60	70	6.6%	30	45	60	60	0	10
Wholesale trade	10	0	0	0.0%	10	0	10	0	0	0
Retail trade	80	200	95	8.9%	45	135	90	40	65	10
Transportation & Warehousing	30	60	65	6.1%	20	45	45	15	0	20
Information & Cultural Industries	25	0	10	0.9%	25	0	0	0	0	10
Finance & Insurance	35	0	15	1.4%	25	0	15	10	0	0
Real Estate and Rental & Leasing	40	0	15	1.4%	35	0	15	0	0	0
Professional, Scientific, & Technical Services	15	50	30	2.8%	0	15	35	10	0	0
Management of Companies & Enterprises	0	0	0	0.0%	0	0	0	0	0	0
Administrative & Support, Waste Management	55	0	40	3.8%	40	0	30	15	0	10
Educational Services	50	35	65	6.1%	50	25	40	0	0	25
Health Care & Social Assistance	55	35	60	5.6%	50	30	50	0	0	10
Arts, Entertainment, & Recreation	45	50	50	4.7%	10	0	25	30	40	20
Accommodation & Food Services	180	160	285	26.8%	125	105	205	60	50	80
Other Services (excl. Public Administration)	35	0	45	4.2%	10	0	25	30	0	15
Public Administration	55	75	40	3.8%	35	45	20	20	30	25

**Commuting**

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
<b>Total Usual Workers</b>	710	740	735	100%	430	455	530	275	290	205
Commute within Community	545	575	545	74%	320	330	380	225	240	170
Commute within ACRD	120	150	160	22%	95	110	125	25	35	30
Commute within Province	40	0	30	4%	10	0	25	30	0	10
Commute outside of Province	10	0	0	0%	0	0	0	0	0	0

**Housing – Structural Types**

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
<b>Total Occupied Dwellings</b>	640	740	740	100%	410	480	515	230	260	220
Single-Detached	410	545	545	73.6%	295	375	430	115	165	110
Apartment (5+)	0	0	0	0.0%	0	0	0	0	0	0
Other	130	180	150	20.3%	35	80	50	95	100	100
<i>Semi-Detached</i>	15	55	15	2.0%	10	40	0	10	0	10
<i>Row House</i>	10	0	15	2.0%	10	0	15	0	0	0
<i>Duplex</i>	10	35	30	4.1%	0	0	20	15	20	15
<i>Apartment</i>	85	90	75	10.1%	10	30	10	70	65	65
<i>Other single-attached</i>	10	0	10	1.4%	0	0	0	0	0	10
Movable	100	0	45	6.1%	80	0	40	25	0	0

### Housing – Unit Size

	Total			'16 % of Total	Owners			Renters		
	2006	2011	2016		2006	2011	2016	2006	2011	2016
<b>Total Dwellings</b>	645	745	740	100%	415	480	515	230	255	220
No bedroom	20	0	0	0.0%	0	0	0	15	0	10
1 bedroom	105	35	85	11.5%	35	0	30	65	35	50
2 bedroom	200	315	230	31.1%	105	170	135	90	145	90
3 bedroom	200	250	245	33.1%	165	195	190	35	60	50
4+ bedroom	125	125	180	24.3%	105	110	160	20	15	20

### Housing – Date Built

	Total			'16 % of Total	Owners			'16 % of Total	Renters			'16 % of Total
	2006	2011	2016		2006	2011	2016		2006	2011	2016	
<b>Total Dwellings</b>	645	740	740	100%	410	485	520	100%	230	260	220	100%
< 1960	115	115	95	12.8%	70	45	55	10.6%	45	65	35	15.9%
1961 to 1980	300	295	285	38.5%	185	210	200	38.5%	120	85	90	40.9%
1981 to 1990	85	140	110	14.9%	70	110	55	10.6%	15	30	55	25.0%
1991 to 2000	65	80	65	8.8%	35	60	55	10.6%	30	0	15	6.8%
2001 to 2010	80	110	145	19.6%	50	55	120	23.1%	25	50	20	9.1%
2011 to 2016	0	0	40	5.4%	0	0	30	5.8%	0	0	10	4.5%

### Housing – Subsidized

HNRR Section 6 (1)(e) – Source: BC Housing  
*Local data unavailable.*

### Housing – Rental Vacancy (%)

HNRR Section 6 (1)(i – j) \* – Source: CMHC  
*Local data unavailable.*

### Housing – Primary Rental Universe

HNRR Section 6 (1)(k)(i) – Source: CMHC  
*Local data unavailable.*

### Housing – Secondary Rental Universe

HNRR Section 6 (1)(k)(ii) – Source: Statistics Canada, CMHC  
*No primary rental market data available for West Coast Region communities. All rented dwellings listed in the “Structural Type” table are assumed to be secondary market rentals.*

### Housing – Short Term Rentals

HNRR Section 6 (1)(k)(iii) – Source: Local government.  
*Local data available from the District of Ucluelet, but not discussed in Housing Needs Report.*

### Housing – Cooperative Housing

HNRR Section 6 (1)(l) – Source: Coop Housing Federation of BC  
*Local data unavailable.*

### Housing – Post-secondary Housing

HNRR Section 6 (1)(o) – Source: AEST

Local data unavailable.

### Housing – Shelter Beds

HNRR Section 6 (1)(p) – Source: BC Housing

Local data unavailable.

### Housing – Non-Market Housing

Source: BC Housing

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	
0	0	0	0	XX	XX	XX	15	0	0	0	XX	XX	XX	13	28

### Housing – Starts & Demolitions

UNIT STARTS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Dwelling	13	7	5	6	12	13	18	22	26	18	25
Manufactured Home											
Duplex								2			
Triplex											6
Fourplex											
Multiplex											
DEMOLITIONS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Single Family Dwelling											
Manufactured Home							1		1		
Multi Family Dwelling								4			

### Housing – Registered New Homes

HNRR Section 6 (1)(m)(i – iv) – Source: BC Stats

Tofino built 18 registered single-detached homes in 2020, or average 18 over 2016 to 2020.

Multi-home/purpose-built rentals suppressed.

### Real Estate – Assessment

HNRR Section 6 (1)(f)(i – iii) – Source: BC Assessment

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	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$297,957	\$287,055	\$264,139	\$256,497	\$266,559	\$284,951	\$344,542	\$404,421	\$434,902	\$471,164
Single-Detached	\$335,111	\$322,852	\$295,440	\$285,252	\$297,916	\$320,012	\$388,713	\$455,689	\$484,906	\$528,768
Semi-Detached	\$256,190	\$258,468	\$247,356	\$244,831	\$243,572	\$246,135	\$266,304	\$309,511	\$350,387	\$333,417
Row House	\$266,508	\$262,464	\$251,750	\$249,766	\$253,553	\$269,879	\$275,875	\$267,317	\$355,673	\$368,400
Duplex	\$235,518	\$222,619	\$219,971	\$212,705	\$217,574	\$227,135	\$241,112	\$308,984	\$371,254	\$382,667
Apartment/Condo	\$821,291	\$326,215	\$260,771	\$287,425	\$186,842	\$195,115	\$322,254	\$370,303	\$407,507	\$337,800
Manufactured Home	\$68,054	\$70,680	\$69,087	\$68,633	\$61,781	\$59,938	\$64,176	\$69,566	\$82,268	\$91,152

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$340,099	\$331,188	\$310,176	\$296,877	\$308,615	\$321,942	\$378,889	\$439,915	\$464,903	\$519,363
Single-Detached	\$385,958	\$376,521	\$350,416	\$333,930	\$346,916	\$362,769	\$428,284	\$497,295	\$520,095	\$587,082
Semi-Detached	\$287,505	\$288,072	\$276,717	\$273,490	\$274,849	\$276,957	\$293,558	\$323,149	\$356,516	\$325,500
Row House	\$275,623	\$273,191	\$262,001	\$259,491	\$265,069	\$281,962	\$285,981	\$277,006	\$366,050	\$362,637
Duplex	\$235,518	\$222,619	\$219,971	\$212,705	\$217,574	\$227,135	\$241,112	\$308,984	\$371,254	\$382,667
Apartment/Condo	\$821,291	\$325,797	\$337,212	\$287,008	\$186,619	\$194,895	\$321,869	\$369,680	\$406,695	\$337,050
Manufactured Home	\$69,082	\$70,367	\$68,482	\$68,624	\$70,517	\$67,570	\$72,304	\$76,694	\$91,336	\$103,719

**Real Estate – Sales Price**

HNRR Section 6 (1)(g)(i – iii)\* – Source: BC Assessment

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$311,702	\$310,679	\$354,488	\$196,193	\$317,807	\$286,542	\$362,654	\$429,030	\$432,305	\$625,151
Single-Detached	\$373,496	\$389,179	\$398,585	\$259,469	\$339,807	\$317,832	\$434,880	\$465,568	\$519,643	\$685,639
Semi-Detached	\$202,909	-	\$272,197	-	-	-	\$232,679	\$418,928	\$268,099	\$430,000
Row House	\$276,401	\$381,160	-	-	\$358,815	\$244,180	\$250,937	\$308,666	\$407,612	\$532,500
Duplex	-	-	-	-	-	\$191,934	-	-	\$303,509	-
Apartment/Condo	-	-	\$249,977	-	\$555,042	-	\$192,562	\$202,176	-	-
Manufactured Home	\$24,736	\$77,185	\$19,887	\$33,484	\$39,245	\$97,525	\$45,668	\$177,312	\$117,893	\$175,875

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$311,702	\$310,679	\$354,488	\$196,193	\$317,807	\$286,542	\$362,654	\$429,030	\$432,305	\$625,151
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$239,296	\$288,593	\$241,644	\$133,935	\$80,453	\$255,289	\$229,546	\$398,591	\$256,330	\$512,100
2 Bedroom	\$208,810	\$187,789	\$275,064	\$92,583	\$270,844	\$212,861	\$303,180	\$396,818	\$301,939	\$581,269
3+ Bedroom	\$389,723	\$454,281	\$448,959	\$274,647	\$427,950	\$336,743	\$466,535	\$474,671	\$628,572	\$670,580

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	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$310,214	\$311,650	\$363,727	\$201,913	\$313,014	\$298,730	\$360,809	\$449,878	\$432,545	\$665,326
Single-Detached	\$368,222	\$390,862	\$407,391	\$264,375	\$334,493	\$332,544	\$432,522	\$491,797	\$522,267	\$731,917
Semi-Detached	\$202,909	-	\$272,197	-	-	-	\$232,679	\$418,928	\$268,099	\$430,000
Row House	\$276,401	\$381,160	-	-	\$358,815	\$244,180	\$250,937	\$308,666	\$407,612	\$532,500
Duplex	-	-	-	-	-	\$191,934	-	-	\$303,509	-
Apartment/Condo	-	-	\$249,977	-	\$555,042	-	\$192,562	\$202,176	-	-
Manufactured Home	\$45,055	\$76,437	\$39,182	\$41,297	\$37,003	\$98,900	\$45,680	\$177,312	\$107,750	\$191,250

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Total</b>	\$310,214	\$311,650	\$363,727	\$201,913	\$313,014	\$298,730	\$360,809	\$449,878	\$432,545	\$665,326
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	\$239,296	\$288,593	\$241,644	\$133,935	\$81,238	\$255,289	\$230,280	\$398,591	\$256,330	\$512,100
2 Bedroom	\$213,821	\$189,730	\$283,811	\$114,459	\$274,544	\$231,519	\$309,493	\$404,776	\$298,335	\$586,538
3+ Bedroom	\$383,633	\$454,281	\$459,921	\$269,236	\$411,538	\$346,930	\$454,831	\$517,032	\$632,950	\$736,940

**Real Estate – Rents\***

HNRR Section 6 (1)(h)(i – ii)\* -- Source: Coastal Family Resource Coalition

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Room	-	-	-	-	\$605	\$722	\$720	\$708	\$700
Studio	-	-	-	-	-	\$856	\$797	\$809	\$900
1 Bdrm	\$750	-	\$725	\$726	\$852	\$936	\$1,003	\$1,214	\$1,200
2 Bdrms	\$1,062	-	\$1,102	\$1,084	\$1,155	\$1,498	\$1,595	\$1,669	\$1,480
3+ Bdrms	\$1,384	-	\$1,516	\$1,346	\$1,457	\$1,712	\$2,032	\$1,973	\$2,200
Total	\$1,189	-	\$1,088	\$999	\$811	\$1,070	\$926	\$941	\$1,200

	2012	2013	2014	2015	2016	2017	2018	2019	2020
Room	-	-	-	-	\$625	\$717	\$740	\$757	\$764
Studio	-	-	-	-	-	\$871	\$969	\$809	\$900
1 Bdrm	\$805	-	\$729	\$726	\$924	\$930	\$1,058	\$1,141	\$1,239
2 Bdrms	\$1,132	-	\$1,135	\$1,170	\$1,186	\$1,496	\$1,655	\$1,657	\$1,587
3+ Bdrms	\$1,514	-	\$1,481	\$1,357	\$1,375	\$1,912	\$2,011	\$1,953	\$2,200
Total	\$1,167	-	\$1,104	\$1,032	\$911	\$1,201	\$1,161	\$1,121	\$1,289

**Core Housing Need – Affordability**

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	495	215	255	210
Above Affordable Threshold	150	160	200	75	100	125	75	65	75
1 person household	90	75	105	30	35	50	60	35	50
2 persons household	45	60	70	30	40	55	15	0	15
3 persons household	0	0	10	0	0	10	0	0	0
4 persons household	15	0	15	15	0	0	0	0	10
5+ persons household	0	0	0	0	0	0	0	0	0
Unaffordable Housing (%)	25.0%	22.2%	28.4%	19.5%	21.3%	25.3%	34.9%	25.5%	35.7%

### Core Housing Need – Adequacy

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	495	215	255	210
Below Adequacy Standard	100	100	75	60	75	50	40	0	20
1 person household	30	0	25	25	0	20	10	0	0
2 persons household	40	80	40	20	60	20	20	0	20
3 persons household	0	0	0	0	0	0	0	0	0
4 persons household	10	0	0	10	0	0	0	0	0
5+ persons household	10	0	0	0	0	0	15	0	0
Inadequate Housing (%)	16.7%	13.9%	10.6%	15.6%	16.0%	10.1%	18.6%	0.0%	9.5%

### Core Housing Need – Suitability

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	495	215	255	210
Below Suitability Standard	45	50	15	0	0	10	40	45	10
1 Person	0	0	0	0	0	0	0	0	0
2 Persons	15	0	0	0	0	0	15	0	0
3 Persons	0	0	0	0	0	0	0	0	0
4 Persons	0	0	0	0	0	0	0	0	0
5+ Persons	15	0	10	10	0	10	15	0	10
Unsuitable Housing (%)	7.5%	6.9%	2.1%	0.0%	0.0%	2.0%	18.6%	17.6%	4.8%

### Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	490	215	250	210
Household not in CHN	450	540	515	320	375	390	130	165	130
Household in CHN	155	185	185	70	100	100	85	85	80
1 person household	95	80	105	45	40	50	50	40	55
2 persons household	40	60	50	10	40	40	30	0	10
3 persons household	10	0	10	10	0	0	0	0	0
4 persons household	10	0	15	0	0	0	0	0	10
5+ persons household	0	0	10	0	0	0	0	0	0
Household in CHN (%)	25.8%	25.7%	26.2%	18.2%	21.3%	20.4%	39.5%	34.0%	38.1%

### Extreme Core Housing Need

	Total			Owners			Renters		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
<b>Total Households</b>	600	720	705	385	470	490	215	250	210
Household not in ECHN	550	665	630	365	435	445	185	250	185
Household in ECHN	50	55	75	20	35	45	30	0	25
1 person household	25	40	45	10	0	30	15	0	20
2 persons household	20	0	15	10	0	15	15	0	0
3 persons household	0	0	0	0	0	10	0	0	0
4 persons household	0	0	10	0	0	0	0	0	10
5+ persons household	0	0	0	0	0	0	0	0	0
Household in ECHN (%)	8.3%	7.6%	10.6%	5.2%	7.4%	9.2%	14.0%	0.0%	11.9%

### Housing Units Demanded

Local Government Act: 585.3 (c)(i – ii); VC: 574.3(c)(i – ii)

Source: Statistics Canada, BC Stats

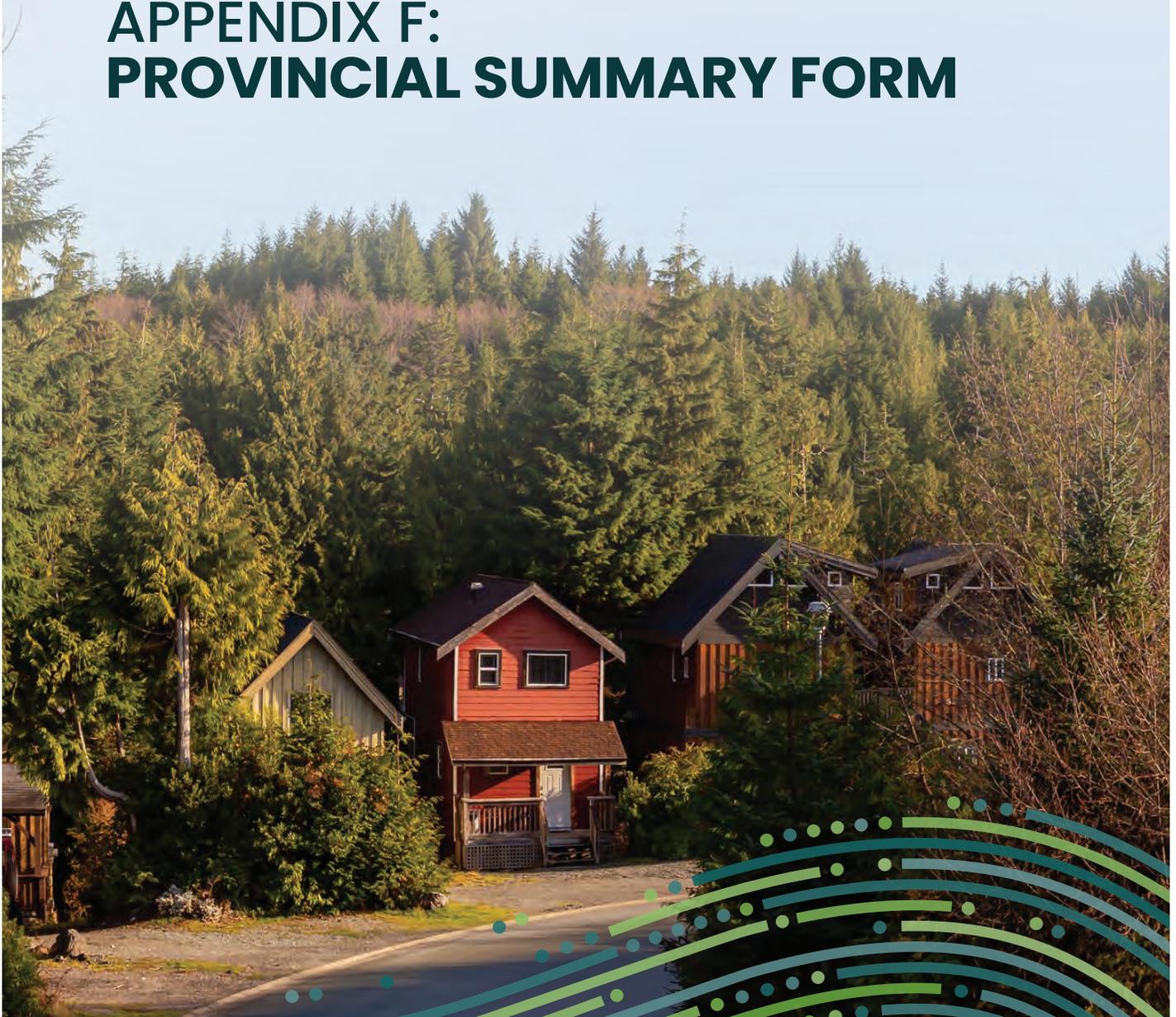
	2016	2021	2026
Total	740	885	920
No Bedroom	10	10	10
1 Bedroom	80	95	100
2 Bedroom	225	265	275
3 Bedroom	250	295	305
4+ Bedroom	180	220	225



**District of Ucluelet Housing Needs Report**  
**WEST COAST HOUSING NEED AND DEMAND STUDY**

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**APPENDIX F:**  
**PROVINCIAL SUMMARY FORM**



## Housing Needs Reports – Summary Form

**MUNICIPALITY/ELECTORAL AREA/LOCAL TRUST AREA:** District of Ucluelet

**REGIONAL DISTRICT:** Alberni-Clayoquot Regional District

**DATE OF REPORT COMPLETION:** December 2021 (MONTH/YYYY)

### PART 1: KEY INDICATORS & INFORMATION

*Instructions: please complete the fields below with the most recent data, as available.*

<b>LOCATION</b>	<b>Neighbouring municipalities and electoral areas:</b>		
	Electoral Area C (South Long Beach)		
<b>LOCATION</b>	<b>Neighbouring First Nations:</b>		
	Yuułuʔiłʔatḥ Government, Toquaht Nation, Huu-ay-aht First Nations, Uchucklesaht Tribe, Tla-o-qui-aht First Nation, Hesquiaht First Nation, Ahousaht, Ditidaht First Nation, Hupačasath First Nation, Tseshah First Nation		

<b>POPULATION</b>	<b>Population:</b> 2016: 1,830		<b>Change since 2006</b> :	21 %	
	<b>Projected population in 5 years:</b> 2026: 2,240		<b>Projected change:</b>	'16-'26: 22 %	
	<b>Number of households:</b> 2016: 740		<b>Change since 2006</b> :	15 %	
	<b>Projected number of households in 5 years:</b> 2026: 920		<b>Projected change:</b>	'16-'26: 24 %	
	<b>Average household size:</b> 2016: 2.2				
	<b>Projected average household size in 5 years:</b> 2026: 2.2				
	<b>Median age (local):</b> 2016: 39.2		<b>Median age (RD):</b> 46.6	<b>Median age (BC):</b> 43.0	
	<b>Projected median age in 5 years:</b> 2026: 40.5				
	<b>Seniors 65+ (local):</b> 2016: 12 %		<b>Seniors 65+ (RD):</b> 20 %	<b>Seniors 65+ (BC):</b> 18 %	
	<b>Projected seniors 65+ in 5 years:</b> 2026: 20 %				
	<b>Owner households:</b> 2016: 70 %		<b>Renter households:</b> 2016: 30 %		
	<b>Renter households in subsidized housing:</b> 2016: 11 %				

	Median household income	Local	Regional District	BC
<b>INCOME</b>	<b>All households</b> 2015	\$ 60,905	\$ 55,443	\$ 69,979
	<b>Renter households</b> 2015	\$ 44,969	\$ 32,854	\$ 45,848
	<b>Owner households</b> 2015	\$ 71,712	\$ 66,502	\$ 84,333

<b>ECONOMY</b>	<b>Participation rate:</b> 2016: 77.7 %	<b>Unemployment rate:</b> 2016: 6.1 %
	<b>Major local industries:</b> Accommodation & Food Services (26.8%, 285); Retail Trade (8.9%, 95); Agriculture, Forestry, Fishing, & Hunting (8.5%, 90)	

<b>HOUSING</b>	<b>Median assessed housing values:</b> \$ 471,164	<b>Median housing sale price:</b> \$ 625,151
	<b>Median monthly rent:</b> \$ 1,200 (Tofino + Ucluelet, 2020)	<b>Rental vacancy rate:</b> n.a. %
	<b>Housing units - total:</b> 2016: 841	<b>Housing units – subsidized:</b> 15 units transitional housing
	<b>Annual registered new homes - total:</b> 2020: 28	<b>Annual registered new homes - rental:</b> n.a.
	<b>Households below <i>affordability</i> standards (spending 30%+ of income on shelter):</b> 28 %	
	<b>Households below <i>adequacy</i> standards (in dwellings requiring major repairs):</b> 11 %	
	<b>Households below <i>suitability</i> standards (in overcrowded dwellings):</b> 2 %	

**Briefly summarize the following:**

**1. Housing policies in local official community plans and regional growth strategies (if applicable):**

For a community its size, Ucluelet has a progressive housing policy environment. The recent OCP contains many directives related to affordable housing and the draft OCP currently being developed sets an explicit goals of broadening the spectrum of housing options to improve the availability of appropriate, affordable housing for all.

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

Community consultation was extensive for this project. The project team distributed community surveys that received nearly 600 responses, hosted focus groups with important local housing actors, conducted a series of key informant interviews, and held webinars and in-person sessions with housing stakeholders. Overall, the study counted more than nearly 700 engagements across all participating communities, Treaty, and non-Treaty Nations. An engagement report is included as an appendix to the housing needs report.

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

Staff and elected representatives from Tofino, the ACRD, Ucluelet, and all participating Treaty and non-Treaty Nations were involved in a project steering committee, received regular project updates and reviewed drafts. Staff from Island Health were included in key informant interviews and focus groups and BC Housing contributed waitlist data and other information on non-profit operated housing across the region.

**4. Any consultation undertaken with First Nations:**

The project team acquired additional data from Statistics Canada that included key housing indicators for persons identifying as Indigenous on the Census. Toquaht Nation, Tla-o-qui-aht First Nation and Yuuʷuʷiʔath Government - Ucluelet First Nation were active participants in the study providing feedback on all project activities, contributing internal data and providing insight through interviews and focus groups. An additional survey, specific to Indigenous communities was developed and distributed across the Region.

## PART 2: KEY FINDINGS

**Table 1: Estimated number of units needed, by type (# of bedrooms)**

	Currently	Anticipated (5 years)
<b>0 bedrooms (bachelor)</b>	10 (2016)	10 (2026)
<b>1 bedroom</b>	80 (2016)	100 (2026)
<b>2 bedrooms</b>	225 (2016)	275 (2026)
<b>3+ bedrooms</b>	430 (2016)	530 (2026)
<b>Total</b>	740 (2016)	920 (2026)

**Comments:**

Population growth is anticipated to expand the demand for housing in the short-term. By 2025, Ucluelet may demand 920 units, an increase of about 180 households over the 10 year period. This reflects the growing population in Ucluelet, but more than likely underestimates need, especially for seasonal workers not captured accurately in census counts.

**Table 2: Households in Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	600	100	720	100	705	100
<b>Of which are in core housing need</b>	155	25.8	185	25.7	185	26.2
Of which are owner households	70	18.2	100	21.3	100	20.4
Of which are renter households	85	39.5	85	34	80	38.1

**Comments:**

The total number of households in Core Housing Need grew between 2006 and 2016. About 20% of owners were in Core Housing Need; whereas, 38% of renters were facing difficulty meeting their housing needs. Anecdotally, renters faced substantially higher rates of housing insecurity than owners indicating CHN is under-representing need. Owners faced relatively high rates of CHN, indicating an expensive market.

**Table 3: Households in Extreme Core Housing Need**

	2006		2011		2016	
	#	%	#	%	#	%
<i>All households in planning area</i>	600	100	720	100	705	100
<b>Of which are in extreme core housing need</b>	50	8.3	55	7.6	75	10.6
Of which are owner households	20	5.2	35	7.4	45	9.2
Of which are renter households	30	14.0	0	0.0	25	11.9

**Comments:**

The number and percentage of households in Extreme Core Housing Need rose between 2006 and 2016. About 9% of owners were in Extreme Core Housing Need and about 12% of renters. Similarly to CHN numbers, this likely under-represents renter need and indicated a very competitive and expensive housing market.

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

**1. Affordable housing:**

Quantitative data shows generally challenging conditions across Ucluelet for those making the median income or even slightly more. Nearly all residents with low to middle incomes, who don't already own, are struggling to find adequate housing, especially affordable and available rental housing.

**2. Rental housing:**

Engagement data indicates there was a lack of affordable rental housing across Ucluelet. Many current renters would like to own, but are unable to primarily because of cost, which has outpaced income growth over the past 10 years. Rental units are very difficult to find and are often in need of significant repair or overcrowded.

**3. Special needs housing:**

Quantitative data on special needs housing is limited in Ucluelet. There are currently 10 wait listed applications for non-market housing from people with disabilities in the Region, most for Port Alberni but some applications are likely from residents of Ucluelet.

**4. Housing for seniors:**

The proportion of seniors continues to increase. When no reasonable alternative is available, Seniors stay in their homes longer, removing those homes from the rental or ownership market. Independent, senior specific housing is essential to care adequately for an aging population and to reintegrate existing housing back into the market.

**5. Housing for families:**

1- and 2-person households and families without children made up more than two-thirds of all households in 2016, but anecdotal demand and projects indicated a rising need for family appropriate units, especially affordable units for school aged children. Given this demand, need for housing that supports families is likely to grow.

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

Qualitative data indicates a need for increased shelter space and especially for rentals available to those collecting a shelter allowance and on a fixed income. There was also evidence of increased "hidden homelessness" indicating a need for lower-priced rental housing.

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

Indigenous community members, lone-parent families, and single-income households struggled the most to meet their housing needs.

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

Ucluelet's key issues were the rising cost of housing in the market, the unaffordability and unavailability of rental options, an increasing senior population that will require senior-specific housing, and housing for median- to low-income households. As the population ages, many expect to need a smaller more manageable unit, closer to services. Housing costs are rising, making it more difficult for lower income households to purchase a home and necessitating more stable, affordable rental options. Non-market housing will be critical to meeting this need. With support from Senior funders, Ucluelet and surrounding communities need to work together to develop and facilitate new, perpetually affordable, non-market units.



Consulting support from:



Funding support from:







## REPORT TO COMMITTEE OF THE WHOLE

Committee Meeting: **June 8, 2023**  
500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING

**FILE NO:** 6480-20-OCF

**SUBJECT: GROWTH ANALYSIS & OPTIONS (REVISITED)**

**REPORT NO:** 23-88

**ATTACHMENT(S):** APPENDIX A – CURRENT OCP SCHEDULE ‘A’, MAP 9 & POLICY EXCERPTS  
APPENDIX B – GROWTH ANALYSIS REPORT NOVEMBER 23, 2021

### SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole use this opportunity to explore questions, and provide Staff with direction regarding a preferred approach to development and community growth, to inform the focus of current work plans and priority projects.

### BACKGROUND

In October of 2021, Council asked staff to provide an analysis of growth options informed by the *2021 West Coast Land Use Demand Study* in the context of the draft Official Community Plan (OCP) bylaw, and sought community feedback at a Committee-of-the-Whole meeting held November 23, 2021.

The growth analysis presented four development scenarios (see **Appendix “B”**), illustrating the possible outcomes of different policy directions. Notes and assumptions used in the analysis were provided in the report.

Following that discussion, Council directed that the draft OCP be amended to incorporate a “low-ish” growth scenario. This is reflected in the Schedule “A” Long-Range Land Use Plan in the adopted OCP bylaw, and is also referenced in Map 9 and the policy discussion on regional context (see bylaw excerpts in **Appendix “A”** for reference).

	2050 permanent population	annual growth rate over 30 yrs	Housing: Tourist ratio	new serviced land area (hectares)	new infrastructure costs	policy changes
buildout existing	2250	0.4%	46:54	8	\$12 million	limited expansion of services
low growth	2400	0.7%	60:40	26	\$24 million	* limit development of new tourist accommodation * focus on development of new residential supply on limited lands
<b>low(ish) growth</b>	<b>2600</b>	<b>1%</b>	<b>60:40</b>	<b>26</b>		<b>* modest development of new tourist accommodation</b> <b>* priority on developing new housing to suit residents</b> <b>* designate areas outside plan for potential future development</b>
medium growth	3100	1.8%	60:40	34	\$35 million	* expediate development of the right kinds of new residential units * incentives for non-market housing
high growth	4900	5%	60:40	88	\$78 million	none: carry on expanding within municipal boundaries

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Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

During its 2023 strategic planning discussions, Council indicated interest in revisiting the discussion of growth, the balance between community housing and tourist accommodation, and the potential impact of different choices facing the community.

### **DISCUSSION**

Housing continues to be a key issue for the community. New initiatives and potential funding at the federal and provincial level, and potential legislative changes by the Province, make a discussion of growth and housing very timely.

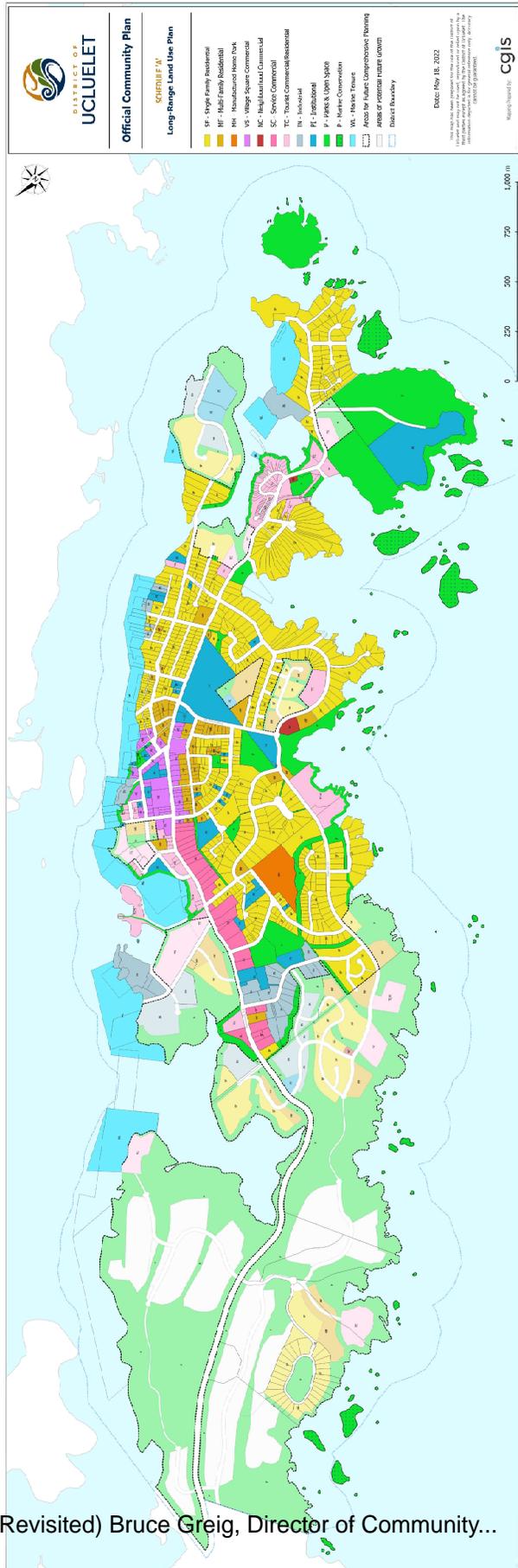
Staff will present an overview of the findings of the growth analysis, for discussion. The November 2021 analysis was completed recently enough to still be applicable to the current situation in Ucluelet. The subsequent availability of the 2021 federal census data confirms the numbers on which the analysis was based. Staff will also present a brief snapshot updating where Ucluelet is at currently.

This is an opportunity for Council to discuss and question staff on current policy, projects and potential future directions. Decisions on the amount and types of new housing units built in the community over the coming years will be affected by the regulations and policy framework adopted by the District. Housing is a critical issue on the west coast; there is a latent unmet demand for housing to serve the population in the region - particularly rental and more affordable forms of housing. Yet adding new housing adds to growth, and unavoidably adds to impacts on the natural environment and municipal infrastructure. The balance affects community character, liveability and viability. An informed discussion of the options is a starting point to striking the right balance.

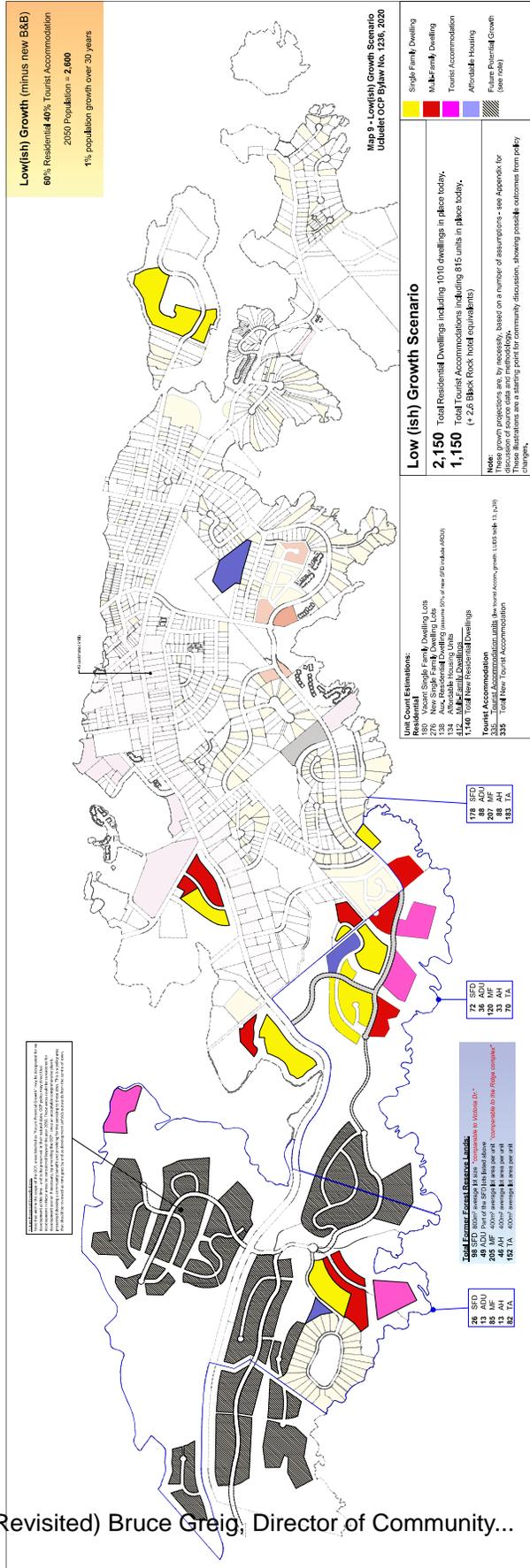
### **KEY QUESTIONS**

1. Do current OCP growth policies adequately aim at the right balance between housing and tourist accommodation?
2. Does Council wish to pursue the CMHC HAF program funding as an effort to catch up on the supply of community housing?
3. Does Council support a “bubble” of accelerated housing development, provided the primary focus is on affordable and attainable housing?

**Respectfully submitted:** Bruce Greig, Director of Community Planning  
Duane Lawrence, Chief Administrative Officer



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

process, timing and prioritization of this work will be the subject of strategic planning by Council and annual budget decisions.

### Regional Context

The Alberni Clayoquot Regional District has not adopted a Regional Growth Strategy. A Regional Context Statement is therefore not required as part of the municipal OCP. Nevertheless, the municipality is fortunate to have a history of strong working relationships with nearby jurisdictions and will benefit from even greater cooperation in the future. Developing a local Regional Context Statement would provide an opportunity for continued dialogue and a clear statement of expectations among neighbours.

The west coast has experienced rapid visitor growth and change in recent years. Acknowledging that the entire west coast sub-region overlaps the traditional territories of Nuu-Chah-Nulth peoples and nations, a co-developed regional strategy for sustainable development will include consideration of:

- environmental resilience and diversity
- social and cultural resilience for both indigenous and non-indigenous members of the community
- carrying capacity
- equity and opportunities for the economic development aspirations of both indigenous and non-indigenous communities

This may mean throttling back on the amount, and/or adjusting the types, of development within the municipal boundaries of Ucluelet and Tofino. At the same time the benefits of keeping towns compact can include reduced impact on the environment,

efficient service delivery, and achieving the “critical mass” that can increase community energy, interactions and character. Developing a strategy to meet the needs of the environment and the aspirations of all communities will be a balancing act.

This OCP incorporates, as a starting point, plans and policies directing a slower, lower approach to growth and development - appropriate to the current context in the west coast region. Map 9 shows the “Low(ish) Growth Scenario” analysis which informed the plan.

**Objective 6C** Consider municipal matters in the context of the whole west coast subregion and be a good neighbour to the communities of Tofino, First Nations, the Pacific Rim National Park Reserve and ACRD Electoral Area “C”.

**Policy 6.2** In consultation with neighbouring jurisdictions, develop and adopt a Regional Context Statement for Ucluelet to further define the long-term role of the community within the west coast subregion.

**Policy 6.3** In partnership with all neighbouring jurisdictions, develop a regional strategy for sustainable development of the west coast to meet the needs of the community and protect the ecology of this special place.

**Policy 6.4** Call on the ACRD to implement the policies of the adopted South Long Beach (Area C) Official Community Plan Bylaw No. P1166, 2007, to maintain the environmental values and rural character expressed in the plan.

**Policy 6.5** Explore with the ACRD options for expanded services for the west coast including the role of regional planning and regional parks to meet the needs of local communities and visitors.





## REPORT TO COMMITTEE OF THE WHOLE

Committee Meeting: **November 23, 2021**  
500 Matterson Drive, Ucluelet, BC V0R 3A0

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**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** 6480-20-OCP  
**SUBJECT: OFFICIAL COMMUNITY PLAN (OCP) GROWTH ANALYSIS** **REPORT NO:** 21- 172  
**ATTACHMENT(S):** APPENDIX A – GROWTH SCENARIOS  
 APPENDIX B – NOTES AND ASSUMPTIONS  
 APPENDIX C – CURRENT DRAFT OCP SCHEDULE 'A' & SECTION 3 HOUSING  
 POLICY EXCERPTS

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### SUMMARY OF DESIRED OUTCOME

That the Committee of the Whole provide Staff with direction regarding a preferred approach to development and community growth, to inform edits to the draft Official Community Plan maps and policies.

### BACKGROUND

At its October 12, 2021, meeting Council passed the following:

1. **THAT** staff be directed to provide an analysis of growth options informed by the *2021 West Coast Land Use Demand Study* in the context of the draft OCP; and,
2. **THAT** the draft OCP (along with the growth options) be presented for community feedback at a Committee-of-the-Whole meeting.

The attached analysis presents four development scenarios (see **Appendix "A"**), which illustrate the possible outcomes of different policy directions. Notes and assumptions used in the analysis are attached in **Appendix "B"**.

### DISCUSSION

Key takeaways from the analysis:

- **the major share of new housing units needs to be attainable by Ucluelet residents**, creating portions of housing supply that are suitable to all income levels, to meet the latent need for adequate housing in the community. Over time this will require development of new housing including elements such as:
  - rental units;
  - more units made affordable by size and/or type;
  - mechanisms to make new housing stock available to residents first, for an initial period of time; and,
  - various forms of non-market housing.

(Note the last two would require the involvement of a housing authority or similar agency with capacity to oversee and manage these types of programs.)

- **in all scenarios, limiting *Bed & Breakfast* as an accessory use will be necessary in residential zones;**
- **adding more tourist accommodation will exacerbate the current housing challenges.** There are benefits (and expectations among landowners) for some expansion of tourist accommodation uses; this will need to be counterbalanced, however, with additional housing supply.

Note that just building more housing supply will not, in itself, improve the housing situation; as identified in the *2021 West Coast Land Use Demand Study*, the demand for second homes and investment properties tied to short-term vacation rentals could absorb more supply than Ucluelet can provide - in any development scenario. Therefore, as identified in the *2021 West Coast Housing Needs Assessment*, as we go forward it will be necessary to develop a significant portion of non-market housing.

#### **Low Growth:**

Reasons to recommend a low-growth approach include minimizing infrastructure expansion, reducing impact on the land base within the municipal boundaries, and lower local carbon emissions. In this scenario it would be a challenge, however, to achieve a balance of adequate and appropriate long-term housing in the face of competing demand for investment properties and tourism accommodation. This would take some heavy changes in land use policy and rethinking the zoning designation of both existing and future properties.

#### **Medium Growth:**

A major reason to recommend a medium-growth approach is the greater ability to leverage new development to create additional housing. This would tend to require more land and infrastructure, compared to a low-growth scenario, and with more new construction comes increased local carbon emissions. Achieving a balance of adequate and appropriate long-term housing with some expansion of tourism accommodation uses would require policy changes, and a continued focus to ensure that each new development provides a net balance of community benefit.

#### **Buildout of Existing, or High Growth:**

Staff consider that neither the “buildout of existing” nor the “high-growth” scenarios likely match the community’s expectations. Just building out the existing serviced lands under current zoning would make it difficult to meet the community’s housing needs and/or provide a better balance between housing and tourist accommodation. Conversely, the high growth scenario would lead to greatly expanded infrastructure requirements and represents a pace of development that could be likened to a 30-year boom - more than doubling the town’s residents and visitors. Under the high growth path, it could prove a challenge to keep up with infrastructure and service expansion, while also accounting for the environmental impacts of significant construction activity.

At this point in time, it appears unnecessary to designate a land base in the OCP to facilitate a high growth scenario over the next 30 years. Staff recommend that a medium growth scenario still represents significant development opportunity - with opportunities to improve the balance of housing in the community over the coming years – while allowing for the paced expansion of infrastructure. Ultimately, this is a matter for Council to decide, with informed public input providing a basis for policy decisions within the OCP.

	2050 permanent population	Housing: Tourist ratio	new serviced land area (hectares)	new infrastructure costs	policy changes
buildout existing	2250	46:54	8	\$12 million	limit expansion of services
low growth	2400	60:40	26	\$24 million	* limit development of new tourist accommodation
					* focus on development of new residential supply on limited lands
medium growth	3100	60:40	34	\$35 million	* expediate development of the right kinds of new residential units
					* incentives for non-market housing
high growth	4900	60:40	88	\$78 million	none: carry on expanding within municipal boundaries

**The function of Land Use Plan Schedule “A”:**

- sets the expectation for future re-zonings and developments;
- once adopted, becomes the roadmap for infrastructure planning (and financing);
- should reflect where the community is at today – but looking forward 30 years;
- will provide a starting point for regional discussions on how the west coast is going to sustain our community - and the role of growth & development in that future;
- the OCP and its Schedule “A” can and should be revisited and updated as time goes by.

In the low- and medium-growth scenarios, some areas of land that are currently earmarked for development in the current draft Schedule “A” would be left undeveloped. Such areas could be designated for future potential growth, either beyond the timeframe of the OCP or at a point when the District amends the OCP in response to a comprehensive plan (covering servicing, traffic, archaeological and environmental impacts, etc.) of portions of those lands.

The current draft Schedule “A” Long-Range Land Use Plan and housing policy excerpts on Housing are included in **Appendix “C”**.

**KEY QUESTIONS**

After the community discussion, Staff suggest that Council discuss and provide direction on the draft Official Community Plan Bylaw No. 1236, 2020, in particular:

1. Does Council support changing the draft Long-Range Land Use Plan - Schedule “A” to reflect a pattern of development consistent with the medium growth scenario explored in this exercise?
2. Does Council support amending the residential housing policies in Part 3 of the draft OCP, by:
  - a. adding to draft policy 3.134, “As a starting point, target a minimum of 75% of housing in new developments to be attainable by Ucluelet resident households.”
3. Does Council wish to see any additional amendments to the draft OCP?

Alternatively, Council could indicate a preference for endorsing a different growth scenario in the OCP Long-Range Land Use Plan, or confirm that the draft OCP is ready to proceed without further changes.

In either case, Council could direct staff to bring the draft OCP Bylaw No. 1236 back at an upcoming regular meeting for consideration of 2<sup>nd</sup> reading and referral to a public hearing.

**Respectfully submitted:** Bruce Greig, Director of Community Planning  
Duane Lawrence, Chief Administrative Officer

# Ucluelet in 2050: analysis of possible Growth scenarios.

- *What is this?*

In October, Council asked District staff to provide an analysis of how development might unfold in Ucluelet over the next 30 years, based on low, medium and high growth forecasts provided in the *2021 West Coast Land Use Demand Study* and other relevant sources. This is intended to inform community discussion on the draft Official Community Plan (OCP) bylaw.

- *Why now?*

Ucluelet residents will recognize that the past couple of years have felt different, and not just because of the pandemic. The town is experiencing a boom in real-estate prices and building activity, driven by a number of factors. It is no secret that there is a shortage of housing available for residents at all price points, making secure affordable housing a real challenge for many households.

As Council is considering next steps to develop and adopt an updated Official Community Plan, it is timely to take a look at different possible scenarios for how the town might grow and evolve over the coming decades. This information **and the public feedback you provide** will help inform Council's decisions on what the community's plan should include.

- *What does this mean?*

Each scenario has different implications for the balance of jobs and housing. The pattern of development we pursue – the location, intensity and types of new construction – can affect both existing and future municipal infrastructure (and the associated costs). Whether the housing situation improves or worsens over time will depend on the amount and types of housing that get built in town. The Official Community Plan bylaw includes a Long-Range Land Use Plan (a.k.a. Schedule “A”) which shows the locations of broad land use designations across the whole municipality, with a view to 2050 and beyond. This, and the more detailed zoning designations and regulations in the Zoning bylaw, are key tools that Ucluelet’s elected Council can adopt to directly influence what gets built and where.

- *What should I be looking for?*

The following panels present background information and scenarios illustrating a buildout of existing, low-growth, medium-growth and high-growth patterns of development – all meant to show how different policy choices may play out. These are meant to prompt community discussion about possibilities and preferences.

These are not 100% guaranteed accurate visions of the future; these are possible patterns that might unfold, based on a number of assumptions. We have tried to capture and explain all the assumptions that are behind our work. An appendix of notes and assumptions accompanies these drawings – you are welcome to dive into the details!

- *Where do we go from here?*

First, please take some time to explore the scenarios shown on these panels. There isn't one right answer, rather there are pros and cons for each scenario. Each possible path may lead the community to a different place. Ask yourself what you want Ucluelet to look and feel like in 30 years.

Council is looking for your feedback. A special Committee-of-the-Whole meeting is scheduled for **Tuesday, November 23<sup>rd</sup> at 5:30pm** to discuss all this information. The meeting is a chance to hear more, ask questions and provide your thoughts to Council: either in writing (ahead of time), in person, via Zoom or phone call.

Your input will help Council gauge the community's preferences, and inform decisions on where we go from here. Council will be providing direction in the coming weeks on whether we should adjust the draft Official Community Plan to better reflect the community's expectations for the future of our growing town.

Have comments? Send them to [communityinput@ucluelet.ca](mailto:communityinput@ucluelet.ca)

Questions? Call the Community Planning department at 250-726-7744.

Thank you!

# A. Ucluelet today.

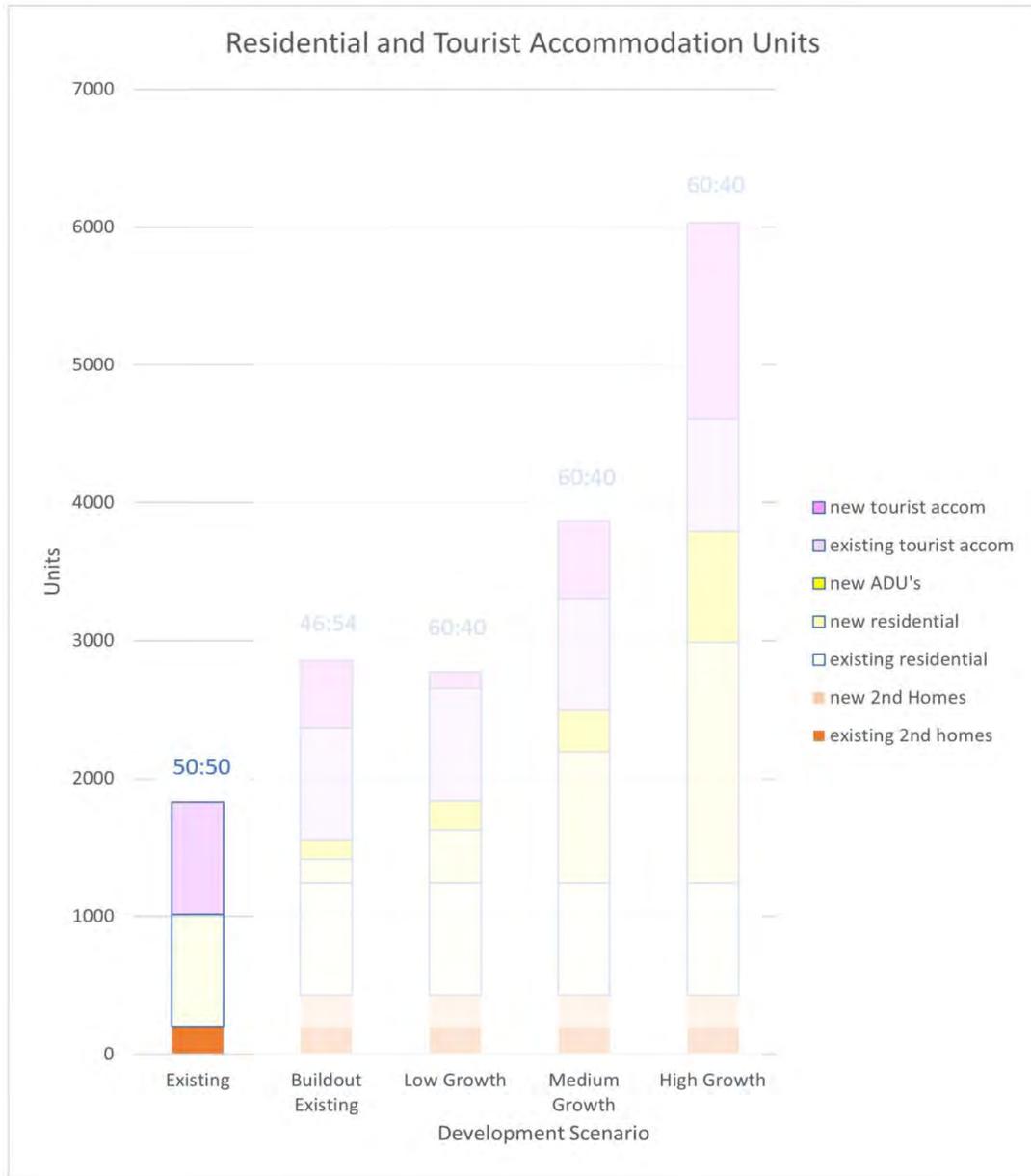
Today Ucluelet has a population of approximately 1,975 permanent residents, living in approximately 814 homes. There are also somewhere between 100 and 200 second-home owners, a number of more-or-less permanent residents who tend not to be captured by the census (due to couch surfing and other less-secure housing situations), and a constantly shifting group of seasonal workers. The town also has 815 tourist accommodation units in the forms of hotel and motel rooms, resort condominiums, guest houses and bed-and-breakfast short-term rentals.

The current supply of housing and tourist accommodation is shown in this chart:

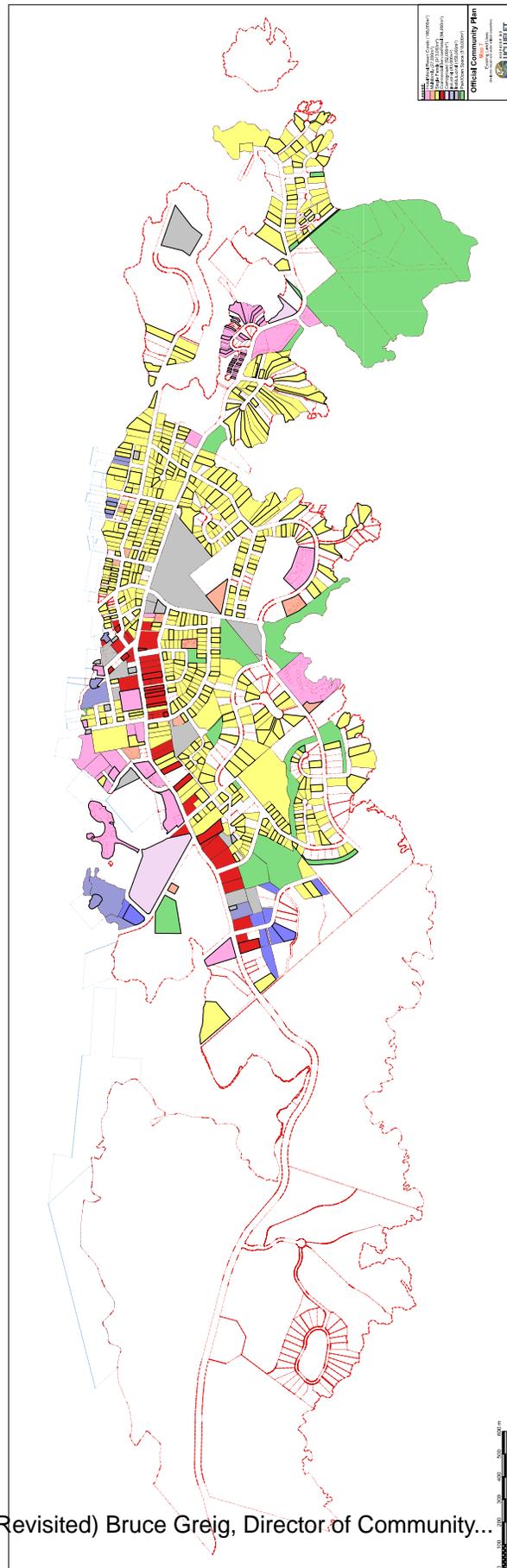


There are +/- 814 permanent households and 815 units of tourist accommodation in town.

Note the scenarios that follow focus on **residential** and **tourist accommodation** demand and growth. Modest growth for commercial and light industrial space to support the local economy are well captured in the draft OCP already, and are assumed to remain constant across all scenarios for this analysis



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

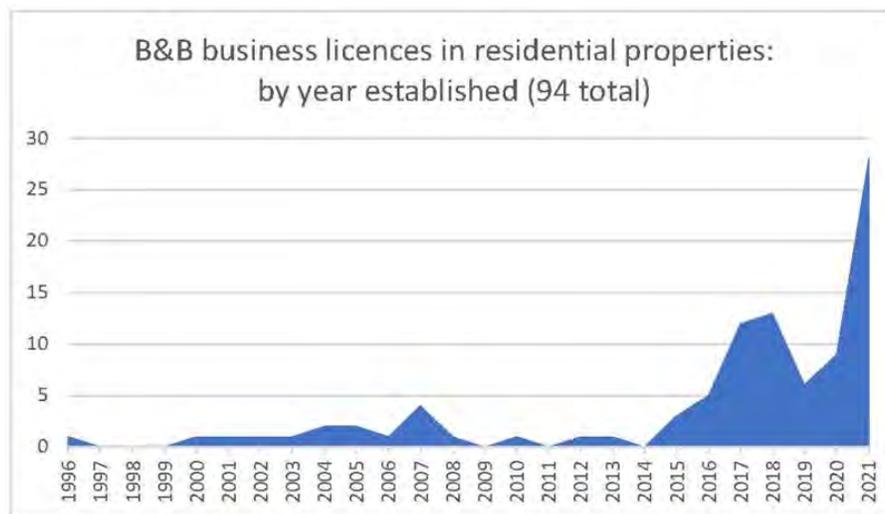


Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

## B. Before we get started, let's talk about AirBnB for a moment.

*The growing popularity of online platforms for booking short-term vacation rentals, combined with the large number of residential properties zoned to allow Bed & Breakfast accommodation as a secondary use, is one factor impacting the housing supply and costs in Ucluelet.*

This is the number of active business licences for B&B's in Ucluelet, graphed by the date the business was established:



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

This adds up to 159 units – the equivalent of another large hotel in town - spread among residential neighbourhoods. Each one of those units displaces what could be a long-term rental unit for residents.

If we project out the current growth of short-term rentals within existing residential neighbourhoods, we could see over 1,000 additional STR units in Ucluelet by 2050.

Today 1 in 5 single-family homes in Ucluelet is the site of a B&B business. By 2050 it could be 1 in 2.

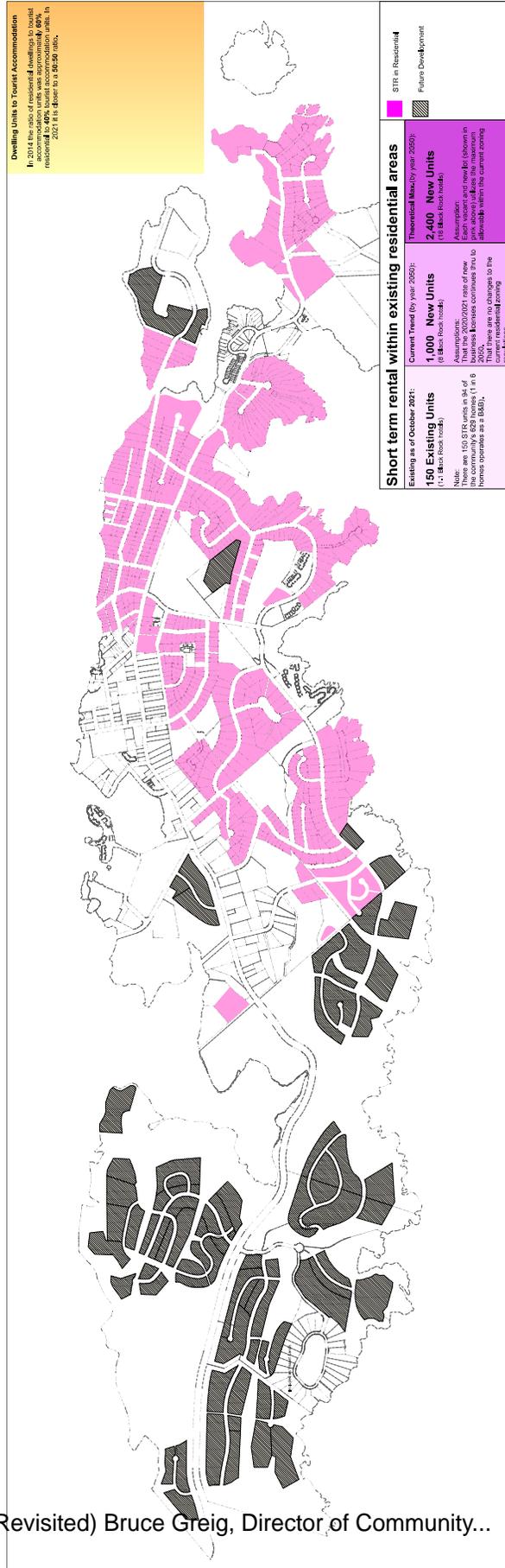
As recently as 2014 the town had a 60:40 balance between residential and tourist accommodation units. That balance is now 50:50.

*Continued expansion of B&B's in residential neighbourhoods can't be sustained.*

Council has recently identified that putting housing first is a priority; we will be exploring changes to the Zoning bylaw to limit the continued expansion of short-term vacation rentals in residential properties (we expect that community input and discussion on that topic will take place in 2022).

*The development scenarios that follow all assume that, going forward, the District will restrict new B&B's added within residential areas.*

If instead we continue to see expanding B&B uses, then in all scenarios the town is simply overrun in time by tourist accommodation. This would leave no room to balance the housing that is sorely needed for workers filling service-sector jobs, and all other segments of the community.



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

## C. Scenario: Buildout of existing serviced lots

*This shows what the development could be on existing vacant (and some underutilized) serviced lots, under the current zoning designations, if the town were to simply build out in the current direction\*.*

**540 new residential dwellings.**

**489 new tourist accommodation units (+3.6 Black Rocks).**

**0.4% growth x 30 years (quite low)**

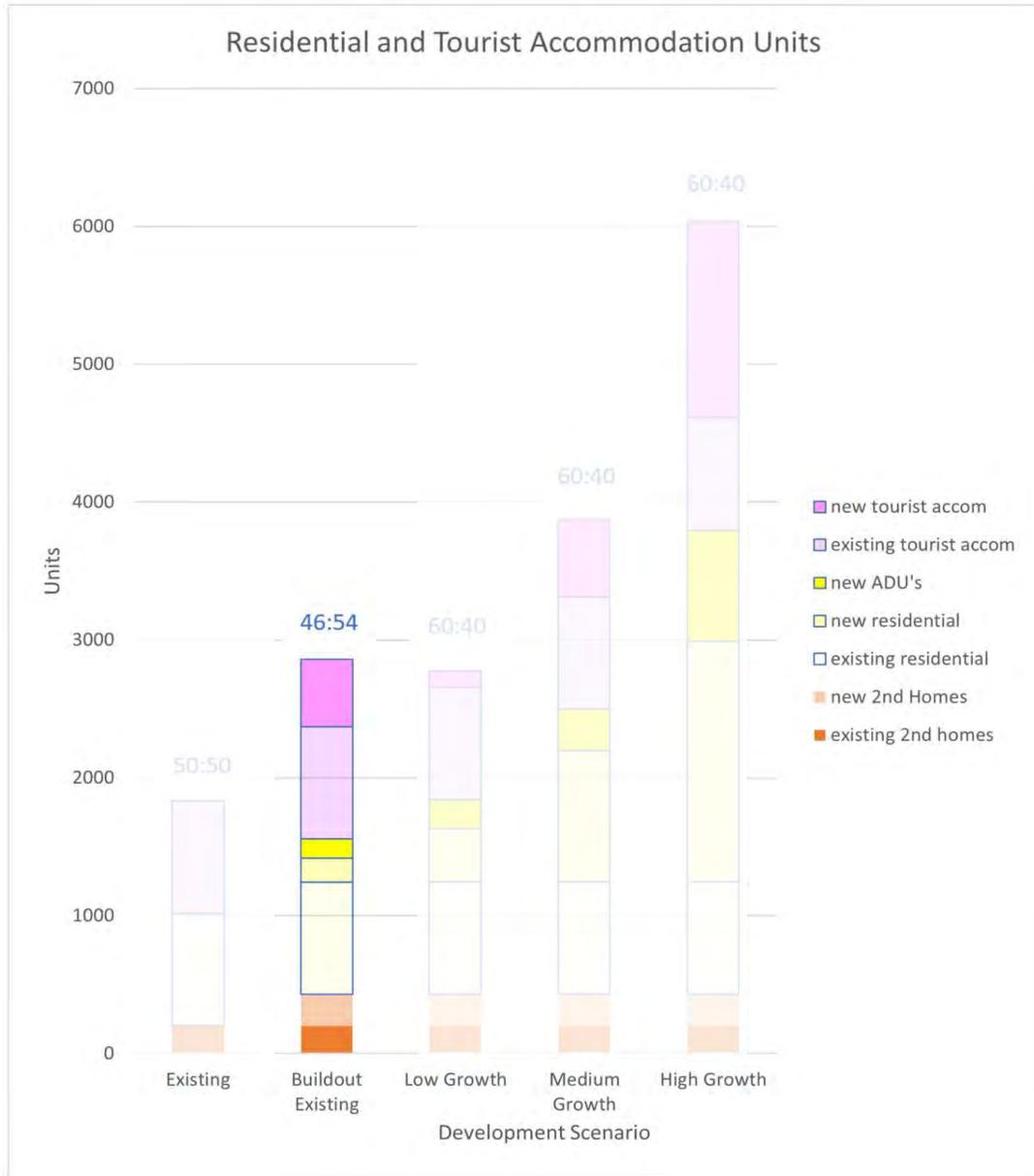
**2050 permanent population: 2,250**

**Residential : Tourist unit balance = 46:54 (worsening)**

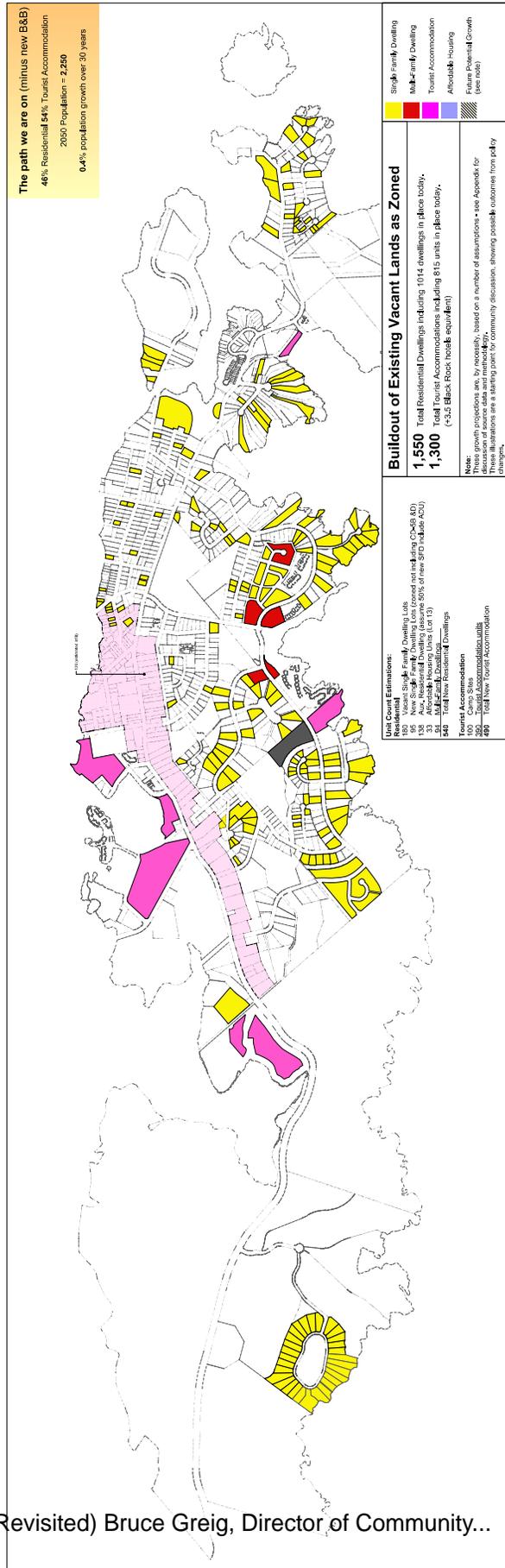
Takeaway: even if we were to halt the spread of B&B's, the current zoning in town will not lead over time to a better balance of housing and jobs (that would take further changes to reduce the allowable development of tourist accommodation on existing commercially-zoned lands).

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*\*But assuming no new B&B's in residential areas, remember.*



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...



Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

## D. Scenario: Low Growth

*This shows a low-growth scenario based on two assumptions:*

- *826 new dwellings over 30 years\**
- *achieve a 60:40 balance between housing and tourist units*

**826 new residential dwellings.**

**120 new tourist accommodation units (+0.9 Black Rocks).**

**0.7% growth x 30 years (low)**

**2050 permanent population: 2,400**

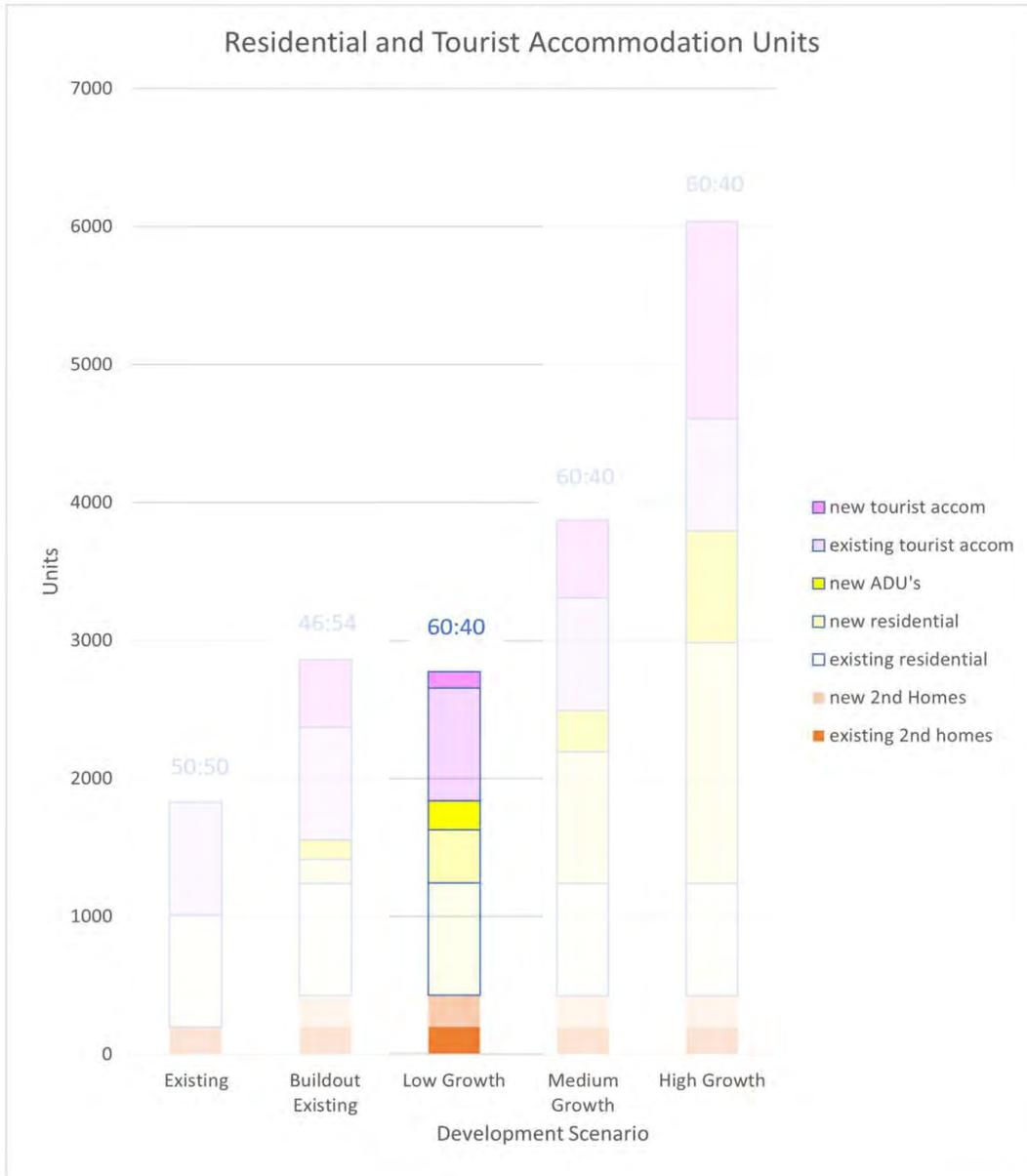
**Residential : Tourist unit balance = 60:40**

Takeaway: to reach a better balance of housing and jobs with a low growth rate, we would need to seriously limit the development of new tourist accommodation and focus development on building new housing.

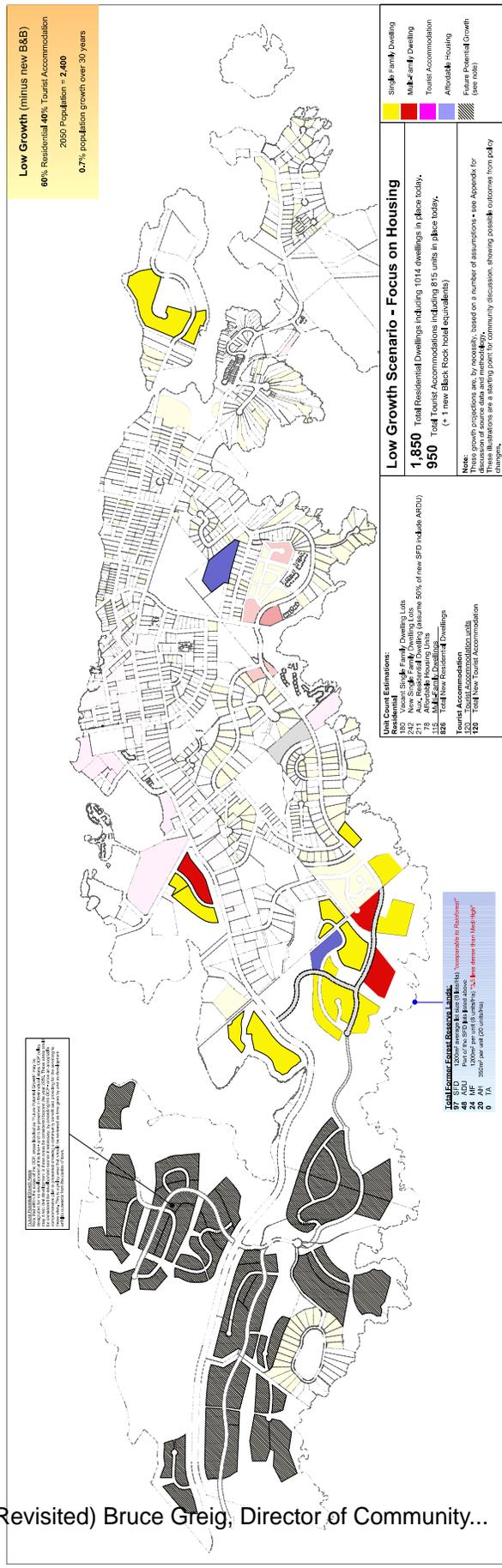
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*\*per the 2021 West Coast Land Use Demand Study  
low housing growth projection.*

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## E. Scenario: Medium Growth

*This shows a scenario of low tourist accommodation growth while achieving a 60:40 balance between housing and tourist units:*

- *563 new tourist accommodation units\**
- *achieve a 60:40 balance between housing and tourist units*

**1482 new residential dwellings.**

**563 new tourist accommodation units (+4.2 Black Rocks).**

**1.8% growth x 30 years (moderate; similar to the past 15-year avg.)**

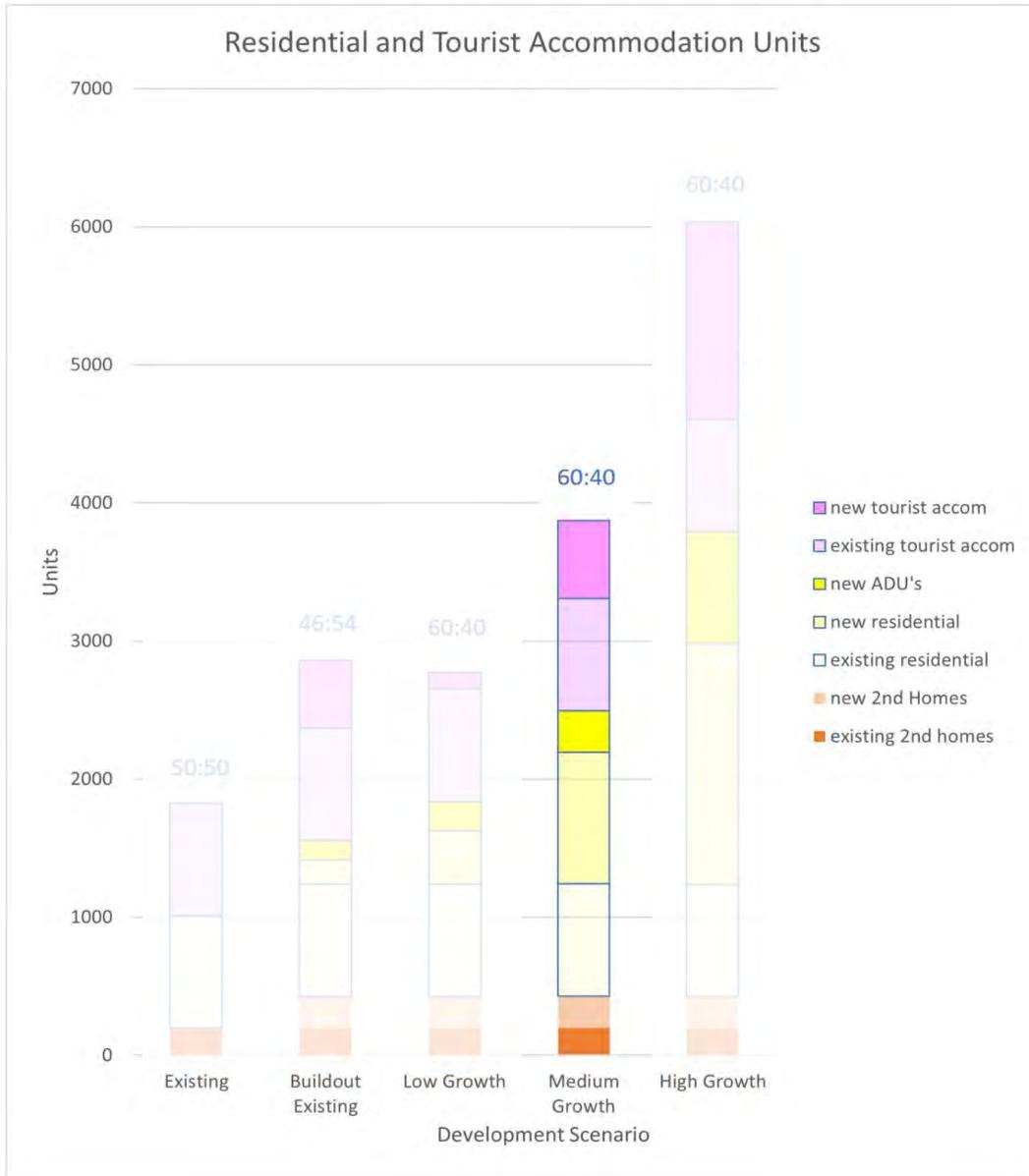
**2050 permanent population: 3,100**

**Residential : Tourist unit balance = 60:40**

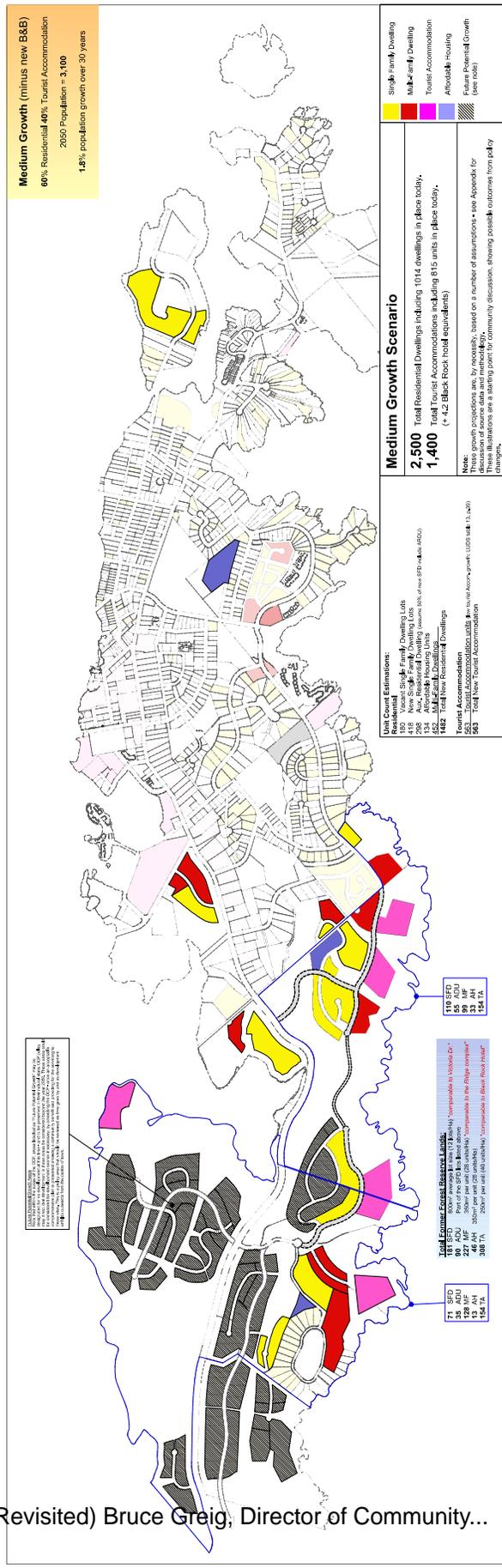
Takeaway: to reach a better balance of housing and jobs with a low rate of tourist accommodation growth, we would need to add a substantial new supply of housing – 40 to 50 homes per year - resulting in a medium overall rate of growth.

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*\*per the 2021 West Coast Land Use Demand Study  
low tourist accommodation growth projection.*



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## F. Scenario: High Growth

*This shows a scenario of medium tourist accommodation growth while achieving a 60:40 balance between housing and tourist units:*

- *1427 new tourist accommodation units\**
- *achieve a 60:40 balance between housing and tourist units*

**2,674 new residential dwellings.**

**1,427 new tourist accommodation units (+10 Black Rocks).**

**5% growth x 30 years (high; matches the past year)**

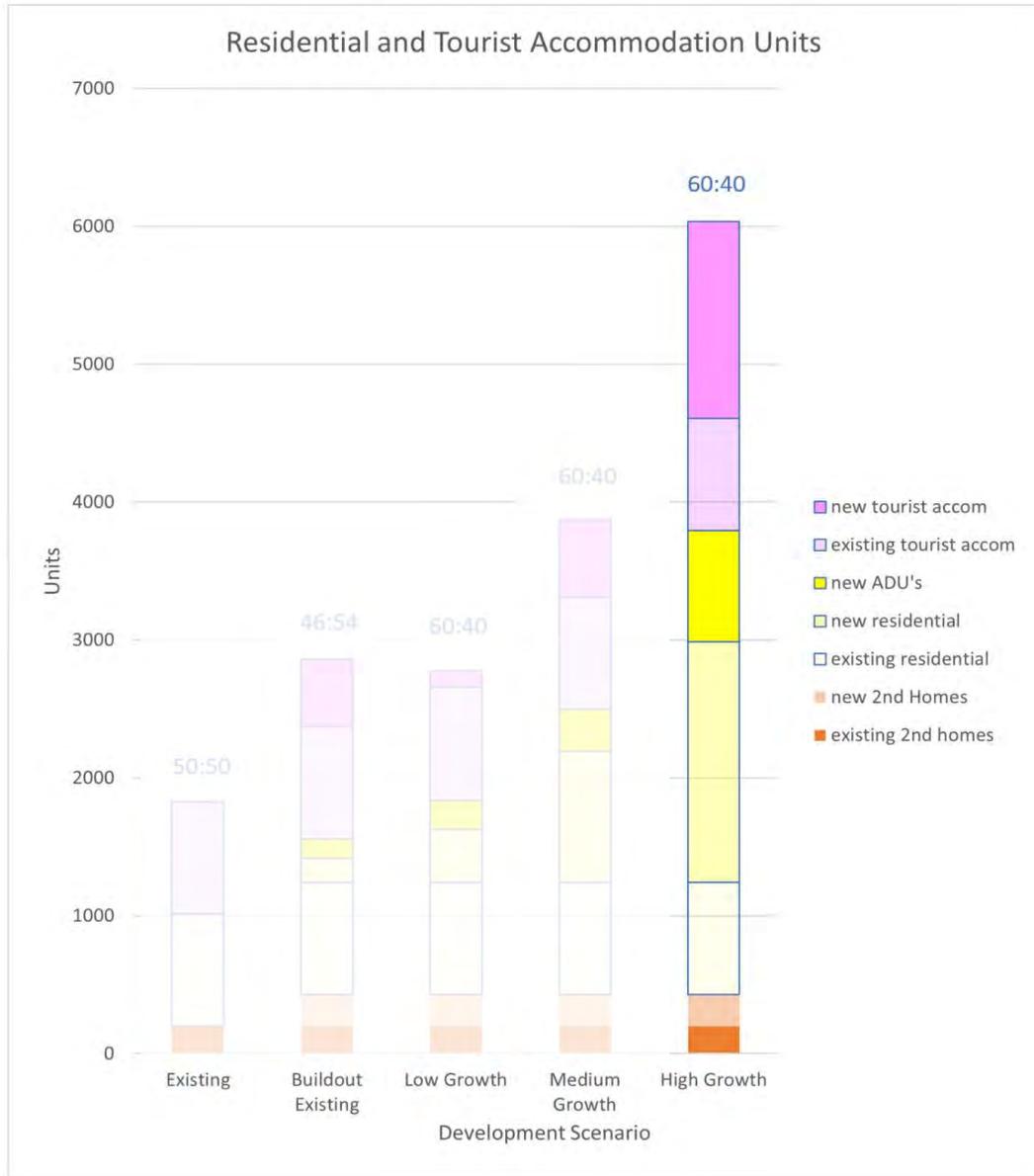
**2050 permanent population: 4,900**

**Residential : Tourist unit balance = 60:40**

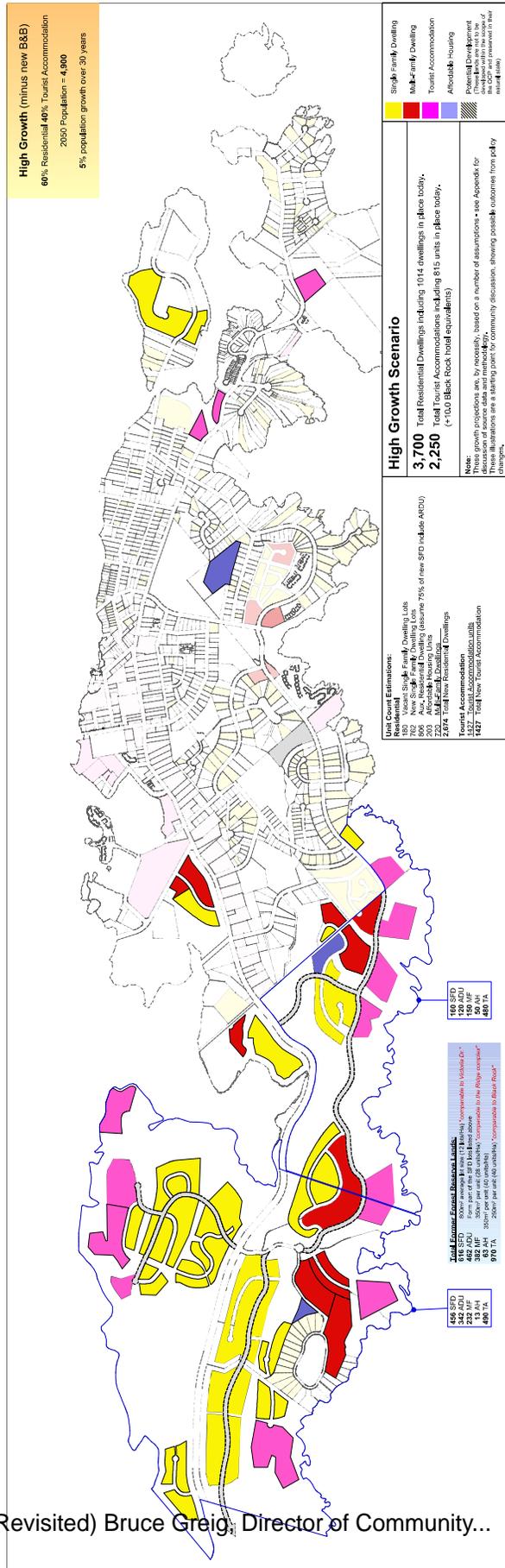
Takeaway: to reach a better balance of housing and jobs while allowing for a medium rate of tourist accommodation growth, we would need to add a significant new supply of housing – 90 homes per year - resulting in a high overall rate of growth. This would essentially build out all developable lands identified in the draft OCP.

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*\*per the 2021 West Coast Land Use Demand Study medium tourist accommodation growth projection.*



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## G. Current Draft (June'21) OCP Long-Range Land Use Plan:

*The areas showing the various future land uses on the draft Schedule “A” OCP plan do not signify a certain amount or density of uses, and were not drafted to accommodate a specific amount of growth. Rather this plan was developed by looking at the general pattern of land uses shown in the past for the former Forest Reserve lands, and adjusting the development areas to avoid sensitive ecosystems, archaeological resources and lands subject to risk of tsunami.*

With the benefit of data coming out of the *West Coast Land Use Demand Study* and the *West Coast Housing Needs Assessment*, now is a good time for a community conversation about how the plan should direct growth over the next decades. Based on this analysis and public input, Council may consider directing changes to the draft OCP.

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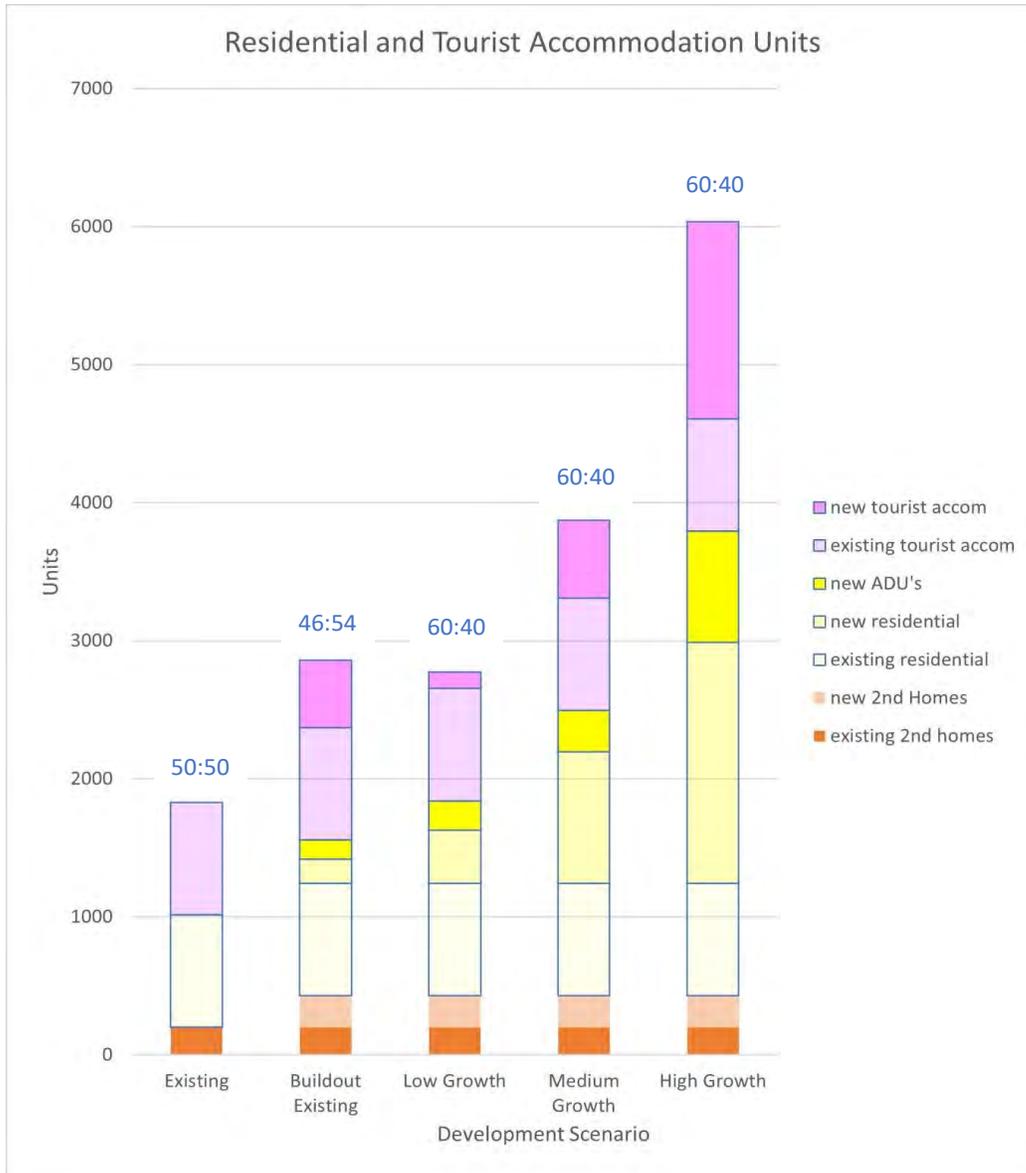
Once adopted, the OCP will provide a base point for revisiting our infrastructure master plans to ensure that the community doesn't get too far ahead - or fall behind - in upgrading and improving the infrastructure (e.g., the roads, pathways, water, sewer and drainage that the community uses every day).

Note that an OCP is a living document and is expected to be revised, updated and amended as community conditions change. An OCP should be updated at fairly regular intervals, and these updates can be triggered by certain events. For example when an updated housing needs assessment is available, when a noticeable demographic shift has occurred, when a major period of development has occurred, etc. - then it is a good practice to revisit the plan and make sure it still aligns with the community's vision and goals.

*Please bring your questions and share your thoughts with staff and Council at the Committee-of-the-Whole meeting on November 23<sup>rd</sup>.*

*Thank you!*





Growth Analysis & Options (Revisited) Bruce Greig, Director of Community...

## Notes and Assumptions:

- A. The analysis focuses on **residential** and **tourist accommodation** demand and growth. The Land Use Demand Study (LUDS) also addresses modest growth for commercial and light industrial space to support the local economy; those uses are well captured in the draft OCP already and are assumed to remain constant across all scenarios for this analysis.
- B. Information has been pulled from the LUDS, the draft West Coast Housing Needs Assessment (WCHNA), census data from StatsCan, BC Stats, BC Assessment Authority (BCAA) and municipal datasets of property records (e.g., building permit, business licence and assessment records).
  - i. Footnotes are included to show we have turned for data and the calculations behind the scenarios.
  - ii. None of this is claiming to be 100% accurate; these are projections of how different scenarios may play out over time based on policy choices the community makes. The results illustrate some implications of following one policy approach vs. another.
  - iii. There is always a maddening discrepancy between census data and other, arguably more accurate, sources. For example, we count 1,014 dwellings in the community while census data shows 814 households. The difference of 200 is a combination of second homes (100+), illegal and undocumented secondary suites (perhaps caught by BCAA but not reported in the household census), and census undercounting of seasonal / permanent shared / couch surfing residents.
- C. The scenarios shown assume “residential” (yellow colour) is just that – and does not include bed and breakfast (B&B) or other short-term vacation rentals (STR’s). If instead there is a portion of B&B’s or STR’s in single-family residential neighbourhoods going forward, that should be subtracted out of the total shown on commercial lands designated for tourist accommodation uses.
- D. Currently the ratio of residential dwelling units housing permanent households to tourist accommodation units in the community is roughly 1:1. As recently as 2014, the ratio was 1.4:1 or a 60/40 housing / tourist accommodation split<sup>1</sup>. The results of the LUDS point to the need for housing to catch back up, with a latent demand of 585 to 856 housing units on the west coast<sup>2</sup>.
- E. The low-, medium- and high-growth scenarios show a return to a 60/40 housing / tourist accommodation split. This assumption is made to show the policy impact of what it would take for new development to tip the balance back and to accommodate the following:
  - i. unmet demand for permanent housing on the west coast<sup>3</sup>.
  - ii. projected growth of shadow (second) homes.<sup>4</sup>
  - iii. growth of the non-tourist job sector: remote workers and emerging sectors (e.g., new households relocating to Ucluelet for lifestyle and bringing their non-tourism job with them).
- F. The average size of households is projected to shrink over time<sup>5</sup>. Therefore more homes will be needed to house the same equivalent population.
- G. Demand projections for the west coast from the *Land Use Demand Study* are apportioned to Ucluelet at 54% of total. This is the percentage of projected growth calculated as population

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<sup>1</sup> Tourism Ucluelet, 2014 accommodation summary and BC Stats

<sup>2</sup> 2021 *West Coast Land Use Demand Study (LUDS)* Urban Systems, p. 32

<sup>3</sup> LUDS p. 32

<sup>4</sup> LUDS p.29

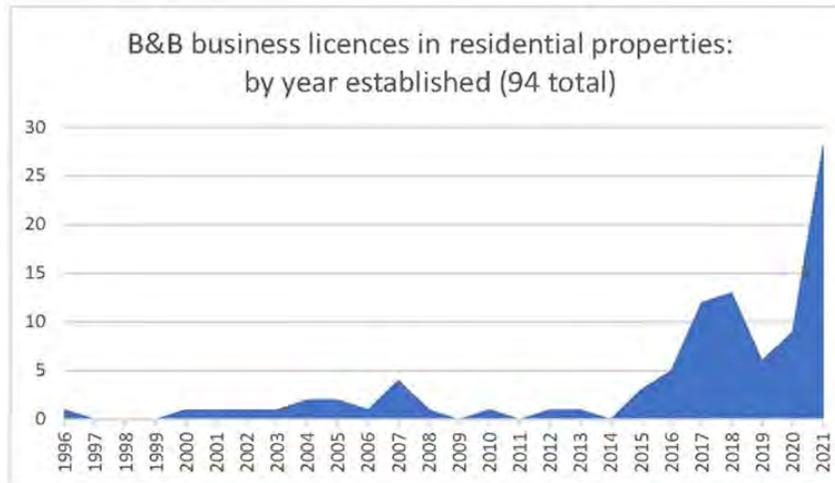
<sup>5</sup> LUDS p.21 2021 *West Coast Housing Needs Assessment* M’Akola Development Services, draft regional report

equivalent for Ucluelet (including all categories of residential, tourist accommodation, commercial, light industrial and institutional land uses), across all three growth demand scenarios<sup>6</sup>.

- H. There is an estimated latent demand for between 585 to 856 units on the west coast<sup>7</sup> (Ucluelet proportion would equate to 315 to 462 units existing unmet demand).
- I. A portion of new housing will be absorbed by shadow (second) homes; neither tourist accommodation nor permanent households, these nevertheless will absorb land supply and housing units - and need to be accounted for. For consistency, when calculating the ratio between permanent households units and tourist accommodation, 430 units are subtracted from the total dwelling count in all growth scenarios.

B&B short term vacation rental units:

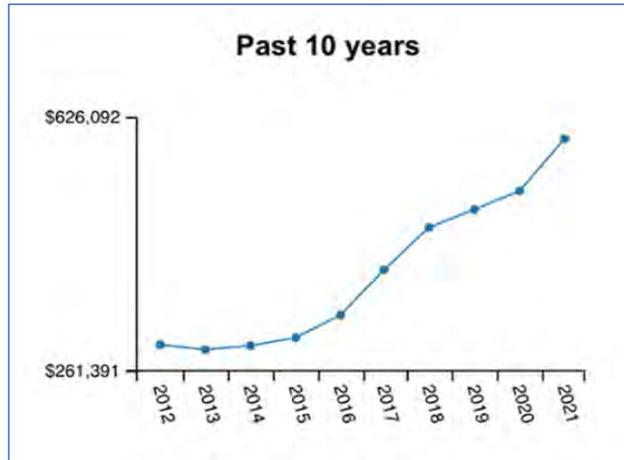
- J. The growth of short-term vacation rentals (STR's) is significant, and when those STR's are located in residential homes they impact the housing supply in the community. Most residential zoning in Ucluelet allows *Bed and Breakfast* (B&B) as an accessory use when run by the permanent resident of the home. The B&B use allows up to 3 bedrooms in a home. Most recent new home builds are including purpose-built suites with separate entrances – these are not the extra-room-down-the-hall mortgage helpers that were imagined when the zoning was adopted some decades ago. The following chart illustrates the boom in newly established B&B's in residential properties:



<sup>6</sup> LUDS Table 22 (p.57) and Table 34 (p.71)

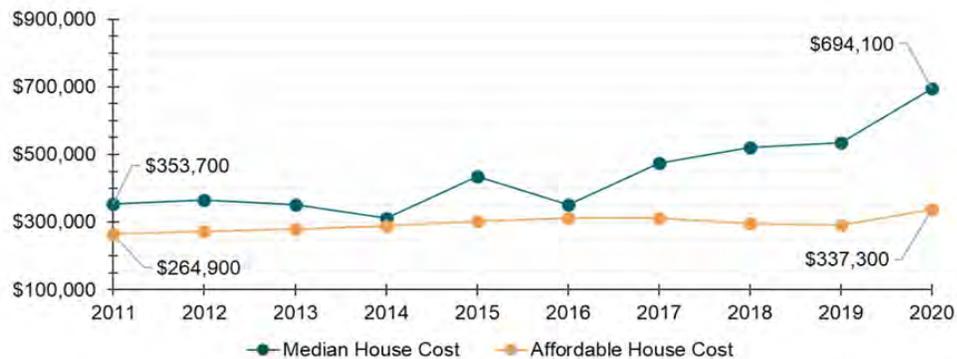
<sup>7</sup> LUDS p. 22

This corresponds to the increase in house prices in Ucluelet:



(source: Realtor.ca)

This pattern of increasing house prices is being seen in many rural areas of the province, and is consistent across the west coast. The following shows that the increase in the cost of housing has outpaced wages, to the point where virtually no homes being bought - or new homes being constructed - in Ucluelet are providing housing for existing, working residents:



(source: draft 2021 West Coast Housing Needs Assessment)

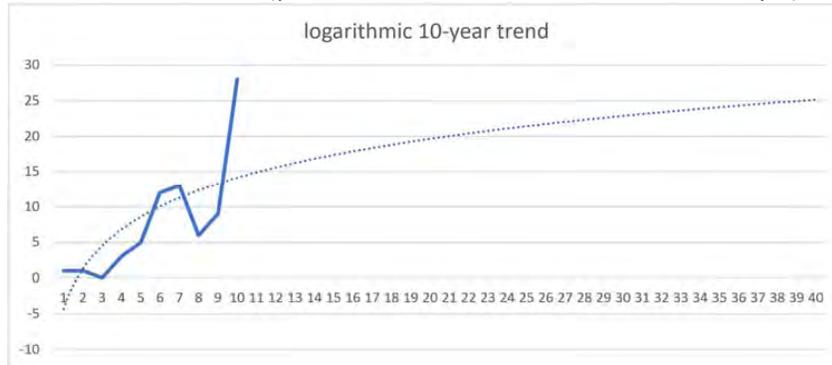
In September, Council endorsed the following goals aimed at improving the availability and affordability of housing in the community:

- i. prioritize long-term residential housing;
- ii. slow and contain the proliferation of short-term vacation rentals within residential neighbourhoods;
- iii. create opportunities for more diverse and new forms of housing, with a priority on more affordable forms of housing; and,
- iv. create opportunities for the development of new rental housing.

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The growth scenarios presented do not show new B&B’s in residential areas; this analysis assumes that regulations are changed to limit new B&B’s on residential lands. If B&B’s continue to expand into residential neighbourhoods, then over the next 30 years the town could see 1,000 new tourist accommodation units displace housing in residential neighbourhoods.

B&B licences in Ucluelet (years 1-10 show actual data from 2012 – 2021 ytd)



Buildout of Existing Served Lots:

- K. This scenario shows what development might occur with no change in zoning or extension of infrastructure into un-served areas. In other words, buildout of vacant lots plus infill, re-development and some intensification of existing uses. This assumes no changes in zoning to prioritize housing. The result is low growth over 30 years but a worsening of the proportion of housing available compared to the supply of tourist accommodation.

Low Growth scenario:

- L. This illustrates what development might occur based on two assumptions: 1.) a low level of housing growth<sup>8</sup> of 826 new dwellings, and 2.) achieving a 60:40 ratio of housing to tourist accommodation units. For this scenario to come about, significant changes to the zoning of existing properties would need to be adopted. The growth for tourist accommodation might only allow for minor expansion of existing accommodation businesses. Undeveloped lands already zoned for tourist accommodation would need to be rezoned to a variety of residential uses only.

Medium Growth scenario:

- M. This illustrates what development might occur based on the following assumptions: 1.) low growth of tourist accommodation<sup>9</sup> of 563 new units, and 2.) new housing development to achieve a 60:40 ratio of housing to tourist accommodation units. This scenario would enable expansion of existing businesses and the addition of new tourist accommodation, but coupled with the construction of almost 1,500 new dwellings over 30 years.

<sup>8</sup> LUDS p.21 and Figure 7: 826 new dwelling is 54% of the low growth projection of 1,530 new households on the west coast between 2020 and 2050 – see note G.

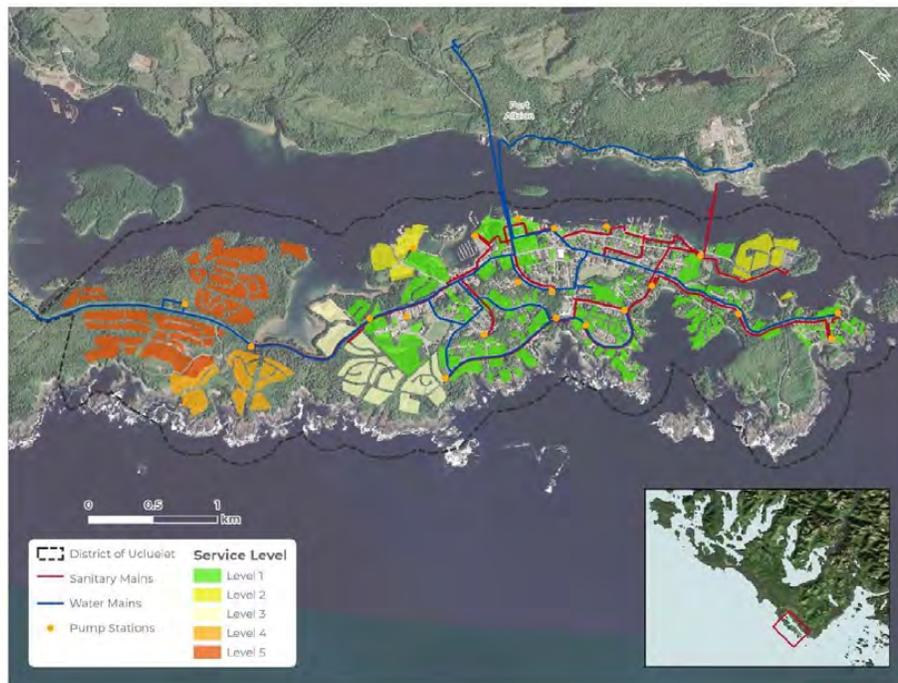
<sup>9</sup> LUDS Table 13 (p. 39)

High Growth scenario:

- N. This illustrates what development might occur based on the following assumptions: 1.) medium growth of tourist accommodation<sup>10</sup> of 1427 new units, and 2.) new housing development to achieve a 60:40 ratio of housing to tourist accommodation units. This scenario would see the construction of 2,674 new residential dwellings over 30 years.
- O. Servicing costs (water, sewer, roads, etc.) for expanding development into new areas of the municipality were assessed as part of the *2021 West Coast Land Use Demand Study*<sup>11</sup>. While the cost of new infrastructure to serve development should be borne by the developer, these cost estimates provide a rough idea of the scale of new infrastructure assets that the municipality would ultimately inherit and maintain.

	service level	infrastructure cost
Buildout Existing	Level 2	\$12 million
Low-Growth	Level 3	\$24 million
Medium-Growth	Level 4	\$35 million
High-Growth	Level 5	\$78 million

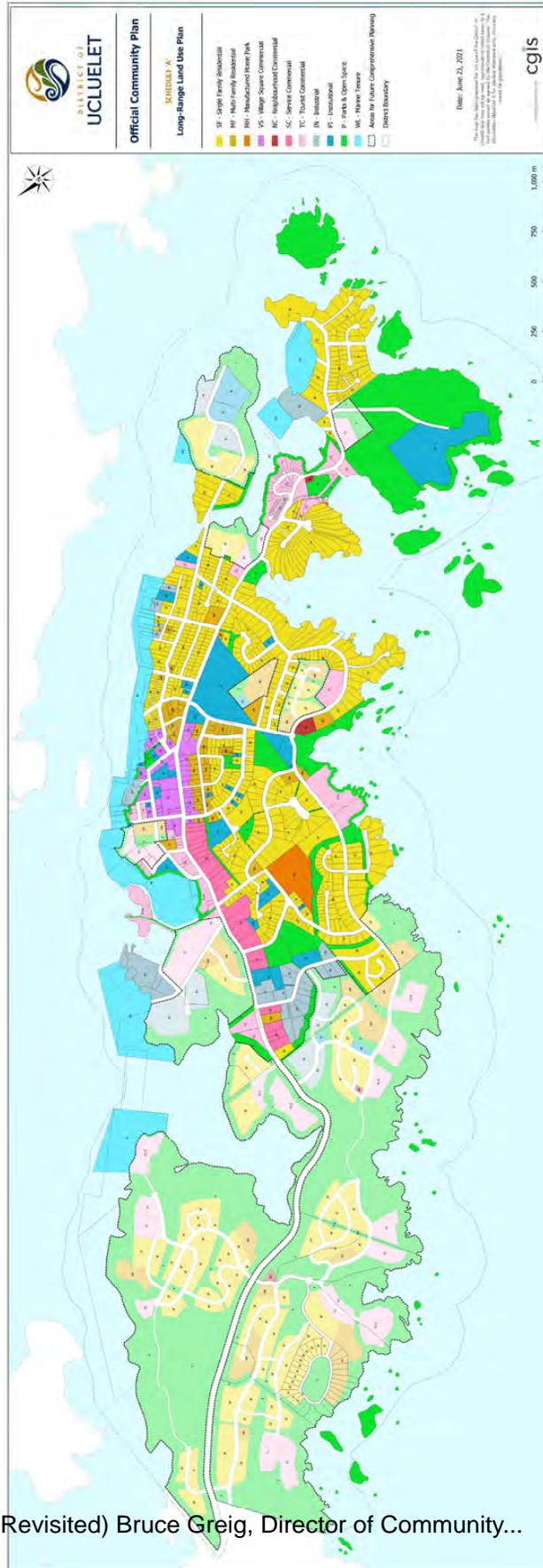
Figure 44: Service Levels of Vacant and Underutilized Lands in the District of Ucluelet



from *2021 West Coast Land Use Demand Study*

<sup>10</sup> LUDS Table 13 (p. 39)

<sup>11</sup> LUDS Figure 44 and Tables 67 – 69.



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Residential

The Official Community Plan provides a framework to meet the diverse housing needs of residents in Ucluelet.

Residential land use is permitted in the Village Square, Multi-Family and Residential designations. Each land use designation varies in the range and density of permitted housing types.

Generally, the highest density uses (apartments and residential units above retail stores) are found in the Village Square, with medium density forms (townhouses) on the edge of the core area and single family uses located beyond a 400-metre walk of the Village Square.

The 2016 Census counted a resident population of 1,717 people in Ucluelet, and a total of 735 occupied private dwellings. This represents 1.36% annual population growth, or 23 new residents per year, over the past decade; this could be considered strong, positive growth. Over the same period, visitor growth and non-resident home ownership has also expanded considerably.

The advent of on-line advertising and bookings for short-term vacation rentals is depleting the supply of rental housing available to long-term residents in Ucluelet (and many other communities in BC). This is having a negative effect on both business viability and community well-being.

Over the past few years the District has actively monitored and enforced its bylaws on short-term vacation rentals. At the time of writing, approximately 300 vacation rental units are active in the municipality, many in existing residential neighbourhoods. A number of long-term rental units – including secondary suites –

have been converted to short-term rentals, displacing this supply of vital housing stock.

Affordable Housing is defined as:  
 housing costing 30% or less of annual household income suitable for households of low and moderate income, equal to 80% or less than the median household income in the District of Ucluelet, as reported by Statistics Canada and as defined by Canada Mortgage Housing Corporation, CMHC.

Affordable Housing

Ucluelet attracts a large number of visitors yearly given its spectacular scenery and opportunities for recreation, including hiking, cycling, whale watching, kayaking, winter storm watching, surfing and fishing. As a popular tourist destination, the District strives to ensure that adequate housing is available for residents, visitors, and seasonal employees alike.

Ucluelet's challenges with a lack of affordable housing began to escalate in 2001 as tourism activity increased. The affordable housing issue in Ucluelet also has ramifications on other growing industries and the changing needs of the community.

Other industries are growing in Ucluelet and struggle to house a local work force. Youth looking to leave home are forced to leave the community because of escalating housing costs. Seniors

looking to downsize their accommodation needs are faced with a shortage of housing supply and increased prices.

Ucluelet also houses many residents who work in the neighbouring tourism destination of Tofino. This puts added strain on the existing supply of affordable housing.

Approximately 9% of Ucluelet residents identify as Indigenous (2016 census). This includes both homeowners and renters. There are a handful of housing units owned by the Yuułu?if?ath Government in town, as well as homes owned and operated by non-profit housing providers.

A combination of strategies that includes smaller lots, secondary suites, detached accessory dwelling units (e.g. cottages), seasonal employee housing, inclusionary zoning, and residential mixed-use development can positively contribute to the broadening of housing choices and affordability within the District of Ucluelet, as well as providing for rental housing and a greater variety of options for seniors.

In April of 2018, the provincial government introduced two new pieces of legislation affecting how local governments address housing issues.

Part 14 Division 22 of the *Local Government Act* now requires local governments to commission a housing needs assessment, and update the report every 5 years. It is expected that a completed assessment report will be a pre-requisite to provincial grant funding for affordable housing projects.

Section 481.1 of the *Local Government Act* now enables local governments to designate properties in their zoning bylaws exclusively for rental housing.

In response to the current housing situation, to better understand the dynamics of the housing market and supply in Ucluelet, and to enable the municipality to be proactive on balancing the community housing needs as new development occurs, the District has adopted the following short-term housing action plan.

**Policy 3.131 Short-term Housing Action Plan:**

- A. continue the program to actively monitor and enforce short-term rentals
- B. commission a community Housing Needs Assessment report
- C. identify and explore the feasibility of creating temporary seasonal employee housing on at least one municipally-owned property
- D. look for opportunities to update inclusionary zoning and density bonusing, particularly on lands previously designated as Comprehensive Development under a Master Development Agreement, to ensure a mix of affordable housing types are delivered with each phase of new development in the community
- E. amend the zoning bylaw to ensure that the first rental unit on single-family residential lots is for long-term tenancy, with any additional short-term rental uses to depend on the continued existence of the long-term rental
- F. amend the zoning bylaw to remove standalone short-term rental of single-family homes from the VR-2 zoning designation (completed 2019)
- G. explore zoning opportunities for infill of compact, more affordable units in existing and new neighbourhoods (e.g., small lots, rental cottages, etc.)
- H. a number of federally-owned employee housing lots are now designated *Institutional* on the Schedule A Long-Range Land Use Plan; create a new institutional Community Residential zoning designation for these properties, clarifying the community expectation for their continued use as employee housing or future conversion to a possible variety of

community care, shelter, supportive and/or affordable housing uses;

- I. explore the use of the new rental zoning powers proposed in Bill 23
- J. explore the use of Development Cost Charges for affordable housing
- K. develop a municipal Affordable Housing Strategy – identifying the best focus of municipal resources when addressing housing issues
- L. develop a District land and development strategy and explore the options for an ongoing affordable housing program

It is expected that these actions will be revisited following completion of a community Housing Needs Assessment in 2021, which may result in amendment of this OCP.



Affordable Housing Policies:

**Policy 3.132** Increase the number of affordable housing units in Ucluelet by encouraging mixed land uses in the Village Square,

seniors' housing, small-lot single family housing, detached accessory dwelling units (cottages) and secondary suites.

**Policy 3.133** Support development of multi-family housing above retail in the Village Square to encourage a mixed-use core in the District.

**Policy 3.134** Ensure larger developments are required to provide affordable housing as a portion of each development phase. Completion of the Land Use Demand Study (underway) and Housing Needs Assessment (2021) should provide guidance for the District to adopt targets for percentages of affordable housing in new developments.

**Policy 3.135** Permit secondary suites in single-family dwellings with sufficient off-street parking.

**Policy 3.136** Encourage the retention and development of mobile/manufactured home parks with high quality site design, screening and landscaping.

**Policy 3.137** Encourage alternative housing options, including small lot subdivisions.

**Policy 3.138** Zone land using low to moderate densities and use density bonusing to secure affordable housing in any larger development.

**Policy 3.139** Continue using inclusionary zoning regulations that require affordable housing in new multi-family developments.

**Policy 3.140** Encourage land use and building design which results in liveable but smaller, more affordable housing units.

**Policy 3.141** Continue to encourage developers to provide 15% to 20% staff housing for employees needed to staff new developments in tourist commercial developments.

**Policy 3.142** Encourage private, non-profit and co-operatively run housing units.

**Policy 3.143** Rezoning applications involving more than five dwelling units shall provide a statement describing the affordable housing components achieved by the proposal.

**Policy 3.144** The District does not support strata conversion of previously-occupied rental housing units.

**Policy 3.145** Include Indigenous housing needs in the development of a community Affordable Housing Needs Assessment.

**Policy 3.146** Work with regional First Nations and housing providers to identify where opportunities may exist to support and/or partner on meeting all community housing needs.

Single Family Residential Policies

**Policy 3.152** Continue to acknowledge the role that single-family housing plays in terms of appeal and lifestyle choice and encourage sensitive intensification (e.g. smaller lots, secondary suites, coach houses,) where appropriate.

**Policy 3.153** Retain the area along Imperial Lane as single family and encourage the character of the existing buildings to be retained during any re-development.

**Policy 3.154** Designate those portions of District Lots 281 and 282 that have been developed as low density, single family as Residential, while acknowledging that the existing zoning in these areas permits a broad range of land uses.

**Policy 3.155** Designate Hyphocus Island as low density rural reserve, until such time as a comprehensive proposal is received identifying cluster residential development with significant tree retention, preservation of the island in its natural state and dedication of lands for public access, including the high ground and a perimeter waterfront trail.

This area is not intended for private marina or significant commercial, tourist commercial or resort development. Some light industrial uses may be introduced as a compatible transition between the sewage lagoons and residential areas.

**Policy 3.156** Encourage residential development adjacent to Spring Cove (e.g. former BC Packers site) in ways that maximise preservation of environmental and cultural values, fit with the natural setting and extend public access through the Safe Harbour Trail along the shoreline.

Residential – Multi Family

Smaller units in higher density, multi family areas are an important component of the District's affordable housing strategy.

Residential uses within and in close proximity to the Village Square help create a more vibrant and compact community where residents can walk to services and amenities.

Multi Family Residential Policies:

**Policy 3.147** Encourage the development of multi-family residential units within an approximate five-minute walk of the Village Square;

**Policy 3.148** Encourage residential development above or below the first floor in the Village Square and the Service Commercial Area;

**Policy 3.149** Encourage higher density forms of multi-family development to locate along main roads, including Matterson Drive and Peninsula Road;

**Policy 3.150** Explore the use of coach houses and forms of low- to medium density multi-family housing that address both street frontages in the area south of Peninsula Road, between Yew Street and Matterson Drive; and

**Policy 3.151** Encourage the provision of underground or concealed parking and affordable housing units.

Residential – Single Family

The majority of housing in the District of Ucluelet is made up of detached single-family homes.

Residential – General

General Housing Policies

**Policy 3.157** Explore early adoption of more energy-efficient building construction through the step code and seek industry input into the impact of implementing such requirements in this remote market.

**Policy 3.158** Explore density bonuses for incorporating energy efficiency in existing and new buildings.

**Policy 3.159** Cluster residential units to preserve natural areas where possible.

**Policy 3.160** Advocate for the development of adaptable housing standards within the BC Building Code and guidelines for future development.



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within this area should be protected from hazardous conditions and makes adequate provision for fitting itself harmoniously into the existing natural environment while maintaining a balance between the need for such protection and development of this land. The area contains archaeological and cultural uses and resources which must be understood and considered with any development plan. Preserving as much of the natural shoreline condition as possible, as well as the forest and its underlying shrub layer is critical in maintaining these values. All development should extend the Wild Pacific Trail and Safe Harbour Trail, and the network of connecting corridors, that make their way through the area.



In addition to development being sensitive to significant natural features worthy of protection, this area is designated for a mix of uses which will require a high standard of design cohesion to reflect the natural heritage of the area.

Master Development Agreements were established to guide the development of the former forest reserve lands. Signed in 2005

**Future Comprehensive Planning Areas**  
 Areas on Schedule A indicated as Future Comprehensive Planning areas applies to larger lots with development potential, where it is anticipated that future rezoning, and potentially subdivision, will occur prior to development. The land uses shown within these areas indicate the general pattern of expected land use, but final location and density of uses will be subject to the future approval processes and detailed analysis of these sites.

**Former Forest Reserve Lands**

The Former Forest Reserve Lands cover the largest of Ucluelet's undeveloped areas. Special conditions of this vast landscape include some of the district's richest forested habitat and the potential for spectacular residential and commercial development. Covering roughly half of Ucluelet's entire land base, the area is largely unexploited by development. Objectives of this OCP include protecting the natural qualities that make this place so special. Protecting the most sensitive and rich features of this area, and following the built form, character and material guidelines outlined in this plan, the Former Forest Reserve Lands will successfully add to the character of Ucluelet.

The coastal environment within this area is characterized by rocky bluffs and headlands along the exposed western shoreline, while a gentler rocky coast - along with sensitive marine wetlands, predominates along the protected eastern shoreline of Ucluelet inlet. This rugged and wild coast, along with the extensive forest that carpets the rolling and often steep terrain contribute immeasurably to the character of the site. There is therefore a demonstrated need to ensure that development

and 2006, these agreements committed the owners to additional information requirements including native vegetation management plans, full environmental impact assessments and archaeological assessments. Development subsequently stalled and in the intervening years it has become clear that a different approach may be necessary to enable development of these sites while retaining the initial vision of promoting the natural attributes and culture of the community, attracting investment, tourism and employment opportunities while demonstrating responsible stewardship of the natural environment.

Land uses on the former forest reserve lands was anticipated to include:

- single family with a range of lot sizes
- multi-family residential and commercial resort condominiums
- vacation rentals and Guest House lots
- affordable housing
- hotel/spa, motel and staff housing units
- golf course/clubhouse and marina
- limited commercial facilities restricted to servicing the tourist sector
- parks and natural space
- Wild Pacific Trail

The golf course use is no longer considered a viable component of the plan but a mix of the other uses is indicated on Schedule A.

The Wild Pacific Trail is a crucial, integral component of the former forest reserve land areas. Amendments to each Master Development Agreement may be considered without amendment of the OCP provided the Wild Pacific Trail is not compromised.

The District may also reconsider the Master Development Agreement (MDA) approach and revert zoning to a low-density Rural designation without amendment of the OCP. Future development could then proceed on application for new zoning based on the policies in this section and OCP, and the land uses generally indicated on Schedule A.

Specific policies for the lands included within the Future Comprehensive Planning areas are noted below:

**Policy 3.161** Future development proposals may be considered under phased development agreements per section 516 of the *Local Government Act*.

**Policy 3.162** Clear-cutting tracts of land greater than 0.5 hectare is prohibited; habitat protection and tree retention is to guide and form the character of the development.

**Policy 3.163** A 30-metre wide tree buffer with no development must be provided along both sides of the Pacific Rim Highway;

**Policy 3.164** The layout of the proposed extension of Marine Drive which runs parallel to the Pacific Rim Highway must respond to the natural conditions and topography of the land. Adequate vegetative buffering along the frontage of the road should also be retained to provide an attractive entrance into the community. A tree preservation plan should be a major priority to preserve this spectacular natural environment.

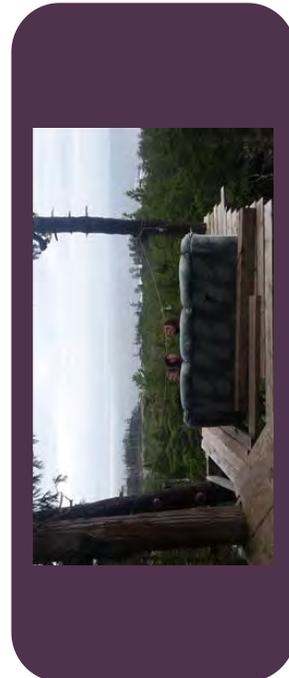
**Policy 3.165** Low-impact design principles should prevail. This may include limited areas of impermeability, open drainage, high retention and replacement of natural vegetation, ecological landscaping, slow traffic speeds and comfortable, auto-tolerant streets, pedestrian and cyclist connectivity, end-of-trip facilities (e.g. bike lockers, showers), site and lot grading which follows existing topography, environmental protection and enhancement, wide natural buffers and retention of significant natural features.

**Policy 3.166** The Wild Pacific Trail is predominantly a waterfront, natural pathway. Future subdivision must include sufficient highway dedication to allow for the continuity of the trail and vegetated buffer.

The minimum width of the Wild Pacific Trail corridor should be 10 metres, with an average width of at least 15 metres.

Access to the Wild Pacific Trail should be provided at intervals not exceeding 400 metres. Small parking areas should be provided at trail heads.

**Policy 3.167** Gates, guard houses, and other means of restricting public access are not permitted.



**Policy 3.168** Additional parkland, open space, trails and affordable and staff housing are some of the features and amenities that may be secured through agreement, bylaw or other mechanisms.

General Future Comprehensive Planning Area Policies

**Policy 3.169** Public access to the water in all areas is supported, encouraged and intended to be secured including through agreement and dedication.

**Policy 3.170** The area on Seaplane Base Road, surrounding the Recreation Hall, is designated for Future Comprehensive Planning and identified as a potential Industrial expansion area. Industrial uses that need water access will be considered for this area.

**Policy 3.171** The area on Minato Road north of Peninsula Road is designated for Future Comprehensive Planning. This area is envisioned as a residential community with potential for guest accommodation, with significant tree retention. The shoreline and marine wetlands of Olsen Bay is recognised as having important ecosystem values. No development should approach within 30m of the high water mark of Olsen Bay. A greenbelt should be maintained along stream corridors and the shoreline.

**Policy 3.172** All development proposals are to address and include measures that mitigate or manage the human-wildlife interface.

**Policy 3.173** Developers are to retain an arborist to examine and assess the impact of development and any land clearing on tree/forest cover during subdivision development with the

intention to retain and protect as many healthy trees or pockets of forest cover as possible.

**Policy 3.174** Hyphocus Island is currently zoned as Rural Reserve. The zoning of these lands should allow for limited residential development. This reflects the desired future use as primarily clustered residential pattern with substantial tree retention and significant public open space and institutional (i.e., sewage treatment) uses. This area is not intended for private marina or significant tourist commercial or resort development. Compatible light industrial uses may be considered adjacent to the sewage treatment plant. The community may consider re-designation on advancement of a comprehensive plan that addresses the policies and guidelines of this OCP. The high point of the island should be considered for its potential for emergency evacuation (e.g., in conjunction with a future park or open space at the summit of the island);



**Policy 3.175** Francis Island is recognised as the symbolic entrance to the Harbour. It should not be developed, without intensive investigation of environmental, hazard and archaeological considerations. Access to the beach on the island and a trail around the edge of the Island for recreational purposes may be further explored.

The Island is zoned as Rural Reserve. Acknowledge the private ownership of Francis Island by permitting up to one single family residential dwelling, without secondary suite, B&B, vacation rental or tourist commercial uses.

Encourage and explore means of preservation, and maximum tree retention, with limited public access, including as an amenity for more intensive development of adjacent lands. Potential acquisition for designation as park land is also supported.

**Policy 3.176** The area referred to as District Lot 281 has evolved into a premier location for tourist commercial development as

well as single and multi-family homes. Its prominent position next to Big Beach and its south-west orientation makes this a valuable and defining neighbourhood requiring attention in the form and character of developments. The spectacular landscape sloping gently to the ocean allows impressive vistas for visitors and home owners alike. A sensitive approach must be exercised to avoid over-cutting trees at the expense of the area's natural beauty, for enjoyment by all residents and visitors, and to protect the natural environment.

**Policy 3.177** For areas of land higher than 20 to 30 metres above sea level, development, park dedication and public/open space should be coordinated with the District's Emergency Plan when considering the potential for public vistas, integrated with the multi-use pathway, trail and road network, as well as muster areas within a close walk of development areas.

**Policy 3.178** All new or additional development, including campsites with no individual water supply or no individual sewage disposal facilities, must be connected to the municipal sanitary sewer system.



**REPORT TO COUNCIL**

Council Meeting: June 8, 2023

500 Matterson Drive, Ucluelet, BC V0R 3A0

**FROM:** BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING **FILE NO:** 6630-24 HAF  
**SUBJECT:** CMHC HOUSING ACCELERATOR FUND **REPORT NO:** 23- 89  
**ATTACHMENT(s):** APPENDIX A - HAF PROGRAM HIGHLIGHTS

**RECOMMENDATION(S):**

**THAT** Council direct staff to prepare an application to the CMHC Housing Accelerator Fund (HAF) program as a strategic priority.

**BACKGROUND:**

This spring, the Government of Canada announced through the Canada Mortgage and Housing Corporation (CMHC) a new, one-time Housing Accelerator Fund (HAF) program available to local governments. An information sheet on the program is attached in **Appendix “A”**.

Staff have attended information sessions and have researched the details – to the extent that they are available – on the program. The HAF application process is expected to open in early July, with a 45-day window to submit a complete application. This is a very short turnaround – therefore the CMHC is encouraging local governments to start early to prepare their applications.

The goal of the \$2 billion federal HAF program is twofold: to provide incentive for the creation of 100,000 more housing units (above what would have been built otherwise) across the country over four years, and to create long-term structural changes to streamline how housing developments are approved by local communities. The overall goal is to create more supply - and more diverse forms - of housing.

Two required components of a HAF application are:

1. an **action plan** with specific initiatives aimed at accelerating the development of new housing; and,
2. a **funding plan**, which is quite flexible.

**Discussion:**

Ucluelet’s current position and direction appears to align well with the HAF program; a number of actions that are already forecast by the OCP and the recent strategic planning discussions of Council could count as actions eligible under the HAF program. Funding from the HAF program

could provide the capacity to tackle a number of projects and changes sooner rather than later. Deciding to pursue the HAF program would commit staff time to this initiative; it means a commitment to improving the local context for new housing development.

The measure that CMHC is using, both for projections and confirming funding, is the number of *building permits issued*. Of course there are variables that affect construction activity which are beyond the control of a local government (such as market fluctuations and individual property owners' decisions), so there is some risk that committing to the program might not result in receiving the full funding amounts. That said, there is arguably a benefit to pursuing the program anyway; even partial success and funding would be significant - and if fully realized could result in a major influx of funding that could be applied to housing initiatives, infrastructure and other areas of municipal capacity.

An initial look at initiatives that Ucluelet could undertake within the "action plan" framework of the HAF program includes items such as the following:

- A. streamline processes:
  - i. delegate authority for issuing Development Permits;
  - ii. delegate authority for issuing variances when creating new accessory housing units;
  - iii. develop terms of reference for environmental DP studies;
  - iv. pre-zone appropriate lands for multi-family housing;
- B. update regulations:
  - i. permit secondary suites and accessory dwelling units in all residential zones;
  - ii. adopt a policy of targeting 75% of housing in new developments to be attainable by Ucluelet residential households;
  - iii. remove resort condo uses from commercial mixed-use zones to prioritize mixed-use forms of housing;
  - iv. control the number of short-term vacation rentals in existing residential neighbourhoods;
  - v. remove short-term vacation rentals from zoning in new residential neighbourhoods;
  - vi. apply rental-only zoning to existing and future rental housing developments;
  - vii. update the Building bylaw;
  - viii. review and update form & character Development Permit Area guidelines;
  - ix. develop new Development Application Procedures bylaw;
- C. create incentives:
  - i. initiate and communicate an "amnesty" program for legalizing secondary suites;
  - ii. waive permit fees for legalizing existing secondary suites;
  - iii. create a prospective applicant information package and checklist for ADU's;

- iv. waive permit fees for creating new accessory dwelling units (secondary suites or ADU's);
  - v. require an occupied accessory dwelling prior to permitting a short-term rental;
  - vi. create a municipal grant program for building new secondary suites and ADU's;
  - vii. explore the use of local improvement charges as a financing option for the creation of new accessory dwellings;
- D. ensure infrastructure is aligned with community goals and supports new housing:
- i. update the Development Cost Charges bylaw to align with updated infrastructure master plans and long-term capital plans;
  - ii. update Subdivision and Development Servicing Standards bylaw to streamline the creation of low-impact development and green infrastructure;
  - iii. review infrastructure master plans to ensure infill and densification are prioritized and adequately serviced;
- E. develop affordable housing:
- i. partner with non-profit housing developers and operators to create new non-market housing;
  - ii. develop a Housing Authority function to support the application, vetting and monitoring of affordable housing units and housing agreements;
  - iii. support for-profit developers of attainable and affordable housing;
  - iv. support the development of workforce housing;
- F. improve municipal systems:
- i. complete asset management program and long-term capital strategy;
  - ii. streamline permit processing and filing systems;
  - iii. offer a 5-day residential building permit stream;
- G. improve regional context for housing:
- i. understand development goals of local Indigenous communities and, through servicing agreements, provide support (e.g., infrastructure, services) where appropriate;
  - ii. develop better protocols for referral on new major developments;

Many of these initiatives align with department work plans and strategic directions discussed by Council.

Funding from the HAF program could be used for a wide range of initiatives – either specifically to advance actions within the HAF program (e.g., hiring staff or consultants, purchasing land, installing services, building affordable housing) or more broadly to support housing and community infrastructure (e.g., contributing to infrastructure reserves, improving parks and trails or transportation infrastructure).

**Is “accelerating growth” sustainable?**

The HAF program is explicitly aimed at accelerating housing development - which may seem contrary to the idea of finding a sustainable balance of growth, development, carbon emissions and other environmental impacts, etc. The current OCP includes the goal of pursuing a “low-ish” growth rate of roughly 1% annual population growth over the next 30 years.

Growth does not historically proceed in a linear manner; more typical is an oscillating pattern of rapid cycles and slow cycles, usually relating to fluctuations in the economy. The past few years have been a busy period in Ucluelet. Since about 2016 the town has been experiencing something of a boom – higher than the “low-ish” overall desired growth rate.

At the same time, the *West Coast Land Use Demand Study* and the *Ucluelet Housing Needs Report* both identified an unmet need (somewhere between 250 to 400 units) for housing to serve Ucluelet residents, particularly rental and more affordable forms of housing. Whether accelerating housing development is a good idea depends on whether the resulting **type** of housing is improving the housing situation in the community. An accelerated growth bubble may arguably prove more sustainable if it results in catching up to the unmet community housing demand. Therefore, any growth initiatives should be targeted to those forms of housing.

A separate report has been prepared for a Committee-of-the-Whole discussion on overall growth options. That is certainly a related discussion which can happen in parallel if Council wishes to further explore participation in the HAF program.

**ANALYSIS OF OPTIONS:**

<b>A</b>	Pursue a HAF program application.	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>• Could result in accelerating the development of needed forms of housing to meet community needs.</li> <li>• Could provide substantial new funding to the District.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>• Would delay other strategic priorities of Council.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>• Staff would prioritize developing the housing projections, action plan and funding plan to be ready for the HAF intake.</li> </ul>
<b>B</b>	Focus on other initiatives.	<b><u>Pros</u></b>	<ul style="list-style-type: none"> <li>• Would leave staff capacity to focus on other strategic priorities of Council.</li> </ul>
		<b><u>Cons</u></b>	<ul style="list-style-type: none"> <li>• May forego an opportunity for additional funding to support municipal functions.</li> </ul>
		<b><u>Implications</u></b>	<ul style="list-style-type: none"> <li>• Staff would continue with current workplans.</li> </ul>
		<b><u>Suggested Motion</u></b>	No motion is required.

**POLICY OR LEGISLATIVE IMPACTS:**

As noted above, the HAF action plan would likely involve changing or updating a number of District bylaws.

**NEXT STEPS:**

- If supported by Council, staff would develop an application for submission to CMHC through the Housing Accelerator Fund application portal.
- Details of the Action Plan and Funding Plans would be presented to Council at a future meeting.

Respectfully submitted:      **Bruce Greig, Director of Community Planning**  
   **Duane Lawrence, Chief Administrative Officer**





## INFORMATION REPORT TO COUNCIL

Council Meeting: October 23, 2023

500 Matterson Drive, Ucluelet, BC V0R 3A0

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<b>FROM:</b>	BRUCE GREIG, DIRECTOR OF COMMUNITY PLANNING	<b>FILE NO:</b> 6630-24 HAF
<b>SUBJECT:</b>	CMHC HOUSING ACCELERATOR FUND – ACTION PLAN	<b>REPORT NO:</b> 23-138

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### PURPOSE:

To update Council on the CMHC Housing Accelerator Fund (HAF) application, with detail of the proposed actions, housing projections and funding plan.

### BACKGROUND:

This spring, the Government of Canada announced through the Canada Mortgage and Housing Corporation (CMHC) a new, one-time Housing Accelerator Fund (HAF) program available to local governments. A report was provided to Council at its [June 8, 2023, regular meeting](#). At that meeting Council directed staff to prepare an application to the HAF grant program as a strategic priority.

Ucluelet subsequently submitted an application to the HAF program in August.

The goal of the \$4 billion federal HAF program is twofold: to provide incentive for the creation of 100,000 more housing units (above what would have been built otherwise) across the country over four years, and to create long-term structural changes to streamline how housing developments are approved by local communities. The overall goal is to create more supply - and more diverse forms - of housing.

Two required components of a HAF application are:

1. an **action plan** with specific initiatives aimed at accelerating the development of new housing; and,
2. a **funding plan**, which is quite flexible.

### Discussion:

The CMHC is beginning to announce grants awarded under the HAF program. So far, the announcements have been for larger cities and communities (London, Hamilton, Halifax). It is expected that awards to rural communities will be announced before the end of the year. The HAF program aligns well with a number of actions that are already forecast by the OCP and the recent strategic planning discussions of Council. Funding from the HAF program could provide

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CMHC Housing Accelerator Fund - Action Plan Bruce Greig, Director of Com...

additional capacity to tackle a number of projects and changes sooner rather than later. Deciding to pursue the HAF program commits staff time to this initiative; it means a commitment to improving the local context for new housing development.

The initiatives included in the “action plan”:

1. streamline permitting processes:
  - i. delegate authority for issuing Development Permits;
  - ii. delegate authority for issuing variances when creating new accessory housing units;
  - iii. adopt streamlined terms of reference for environmental DP studies;
  - iv. adopt streamlined form & character Development Permit Area guidelines;
  - v. adopt new Development Application Procedures bylaw;
  - vi. adopt updated Building bylaw to ensure consistency with west coast communities;
  - vii. streamline permit processing and filing systems;
  - viii. offer a 5-day residential building permit stream;
2. realign regulations to match housing needs:
  - i. add secondary suites and accessory dwelling units in all residential zones;
  - ii. adopt a policy of targeting 75% of housing in new developments to be attainable by Ucluelet residential households;
  - iii. remove resort condo uses from commercial mixed-use zones to prioritize mixed-use forms of housing;
  - iv. cap the number of short-term vacation rentals in existing residential neighbourhoods;
  - v. remove short-term vacation rentals from zoning in new residential neighbourhoods;
  - vi. apply rental-only zoning to existing and future rental housing developments;
  - vii. pre-zone appropriate lands for multi-family housing
3. create housing incentives:
  - i. initiate and communicate an “amnesty” program for legalizing secondary suites;
  - ii. offset permit fees for legalizing existing secondary suites;
  - iii. create a prospective applicant information package, checklist and video for new accessory dwellings;
  - iv. offset permit fees for creating new accessory dwelling units (secondary suites or ADU’s);
  - v. require an occupied accessory dwelling prior to permitting a short-term rental;
  - vi. create a municipal interest-free loan program for building new secondary suites and ADU’s;
  - vii. explore the use of local improvement charges as a financing option for the creation of new accessory dwellings;

4. align infrastructure priorities with community goals for new housing:
  - i. update the Development Cost Charges bylaw to align with updated infrastructure master plans and long-term capital plans;
  - ii. update Subdivision and Development Servicing Standards bylaw to streamline the creation of low-impact development and green infrastructure;
  - iii. review infrastructure master plans to ensure infill and densification are prioritized and adequately serviced;
  - iv. identify and fix infiltration to extend capacity of existing sewer system;
  - v. complete asset management program and long-term capital strategy;
5. develop affordable housing:
  - i. partner with non-profit housing developers and operators to create new non-market housing;
  - ii. develop a Housing Authority function to support the application, vetting and monitoring of affordable housing units and housing agreements;
  - iii. support for-profit developers of attainable and affordable housing;
  - iv. identify, acquire and/or service land to support the development of workforce housing;
6. improve regional context for housing:
  - i. understand development goals of local Indigenous communities and, through servicing agreements, provide support (e.g., infrastructure, services) where appropriate;
  - ii. develop better protocols for referral on new major developments;

Common themes found throughout the tasks in the grant application include:

- accelerate efforts to modernize regulatory tools;
- update processes, bylaws, policies;
- make housing approvals clear, consistent and fast;
- match bylaws and processes to the housing needs of the community;
- lower barriers to creating new accessory dwellings;
- “right-size” infrastructure to support new housing development;
- capture current construction costs of infrastructure while creating incentives in the form of cost reductions for beneficial forms of housing;
- work with local non-profits to increase supply of non-market housing in the community;

The HAF application required that staff identify milestones for each of the proposed tasks under the six housing actions (for future measurement of success and reporting back to CMHC). Many of the tasks share common elements that could serve as milestones on the District’s progress under the program:

- initiating planning process;
- hiring consultant(s) as required;

- Council input on options;
- develop communication strategy;
- develop communication materials;
- host information session / workshop etc.
- statutory referral (i.e., where required for new bylaws);
- public consultation & input;
- adoption (bylaw /policy / process change);

The projected impact on housing supply includes:

- doubling the number of accessory dwellings built in the next 4 years;
- in residential areas, shift from construction of tourist accommodation to re-focus on housing;
- accelerate the creation of ADU housing as infill;
- accelerate infrastructure upgrades to support infill housing;
- increase local capacity to build and manage non-market housing.

System impacts stemming from these changes include:

- streamline the application process;
- provide a more predictable system of approvals and timelines;
- cut permit processing times;

Other expected results of pursuing this initiative include:

- de-mystify municipal processes;
- improve framework for long-term infrastructure funding decisions;
- build on relationships with other agencies on the west coast with a shared interest in improving the housing situation;
- organizational provide in making progress on the housing challenges facing the community;

Housing Projections:

2. Action Plan	
Section B: Targets and Other Estimates	
Projections should be based on a three-year period ending no later than September 1, 2026.	
1. Total number of housing units projected to be permitted <b>without</b> any support afforded by HAF. If this projection does not align with historical trends as provided in Section E: Historical Building Permit Issuances, use the comment box below to explain and provide supporting details or analysis.	75
<p>Comments</p> <p>Based on 2016 - 2021 census data of annual average of 25 new private dwellings occupied by usual residents per year.</p>	
<b>Provide a breakdown by type of housing:</b>	
1.1 Single detached homes	54
1.2 Multi-unit housing (in close proximity to rapid transit)	
1.3 Multi-unit housing (missing middle)	21
1.4 Multi-unit housing (other)	
<b>Total:</b>	<b>75</b>
2. Total number of housing units projected to be permitted <b>with</b> the support afforded by the HAF. This is referred to as the "HAF housing supply growth target."	345
<b>Provide a breakdown by type of housing:</b>	
2.1 Single detached homes	87
2.2 Multi-unit housing (in close proximity to rapid transit)	
2.3 Multi-unit housing (missing middle)	258
2.4 Multi-unit housing (other)	
<b>Total:</b>	<b>345</b>
<b>Provide a breakdown by year of the HAF program:</b>	
2.5 For the year ending September 1, 2024	99
2.6 For the year ending September 1, 2025	111
2.7 For the year ending September 1, 2026	135
<b>Total:</b>	<b>345</b>
3. Total number of "HAF incited units" (units projected with HAF minus units projected without HAF).	<b>270</b>
4. Percentage of affordable units projected to be permitted <b>without</b> any support afforded by HAF.	2.00%
5. Percentage of affordable units projected to be permitted <b>with</b> the support afforded by HAF.	15.00%
6. Total number of dwellings (i.e., current housing stock).	860
7. Projected average annual housing supply growth rate <b>without</b> HAF.	<b>2.91%</b>
8. Projected average annual housing supply growth rate <b>with</b> HAF aka Annual Growth Rate - <b>Min. Target to exceed 1.1%</b>	<b>13.37%</b>
9. Projected increase in the housing supply growth rate aka Annual Growth Rate percentage change - <b>Min. Target 10%</b>	<b>360.00%</b>
<p>For the purposes of the HAF program and the affordable housing bonus, please indicate how the affordable units will be identified. This could include, for example, a local definition, other level of government definition, a program definition, or a combination thereof. While this is intended to accommodate the range of definitions used across the country, and to reflect the objectives of different programs, permitted units counted under the affordable housing bonus need to meet the "below market" intentions of HAF and affordable housing.</p> <p>Affordable housing units are identified as below-market ownership or rental units. These may include units developed by non-profit housing providers, under housing agreements with the municipality, or with funding support from agencies such as BC Housing. Ucluelet's policy and success in past projects has included a range of housing types attainable by local residents with middle incomes or less.</p>	

As noted in the June report, an additional 270 homes represents significant growth for Ucluelet in the short term. It would still be consistent with the OCP growth projections if this housing is targeted to meet the current deficit of 250 – 350 residential units appropriate for current Ucluelet residents. Rental housing, secondary suites, accessory dwelling units and other forms of "missing middle" housing can meet the goals of the HAF program and the needs of the community.

Funding & Infrastructure:

Section F: Permitted Use of Funds			
For information purposes only. Using the illustrative examples provided by CMHC in its published program material, the applicant estimates that they may be eligible for a total of \$ under HAF.			9,096,150.00
Based on this assumption, it is estimated that HAF funding will be used for the following purposes:			
Permitted Uses	Applicant's Estimate %		Applicant's Estimate \$
Investments in HAF action plan items (include estimates by year of program) <b>YR1</b>	7.81%	\$	710,150.00
Investments in HAF action plan items (include estimates by year of program) <b>YR2</b>	7.96%	\$	724,000.00
Investments in HAF action plan items (include estimates by year of program) <b>YR3</b>	9.28%	\$	844,000.00
Investments in affordable housing	32.98%	\$	3,000,000.00
Investments in housing-related infrastructure	30.98%	\$	2,818,000.00
Investments in community-related infrastructure that supports housing	10.99%	\$	1,000,000.00
<b>Total</b>	<b>100.00%</b>	<b>\$</b>	<b>9,096,150.00</b>
Describe all known capital projects that HAF funding could help facilitate. A capital project means a project of a capital nature funded or partially funded by HAF Funding.			
1300 Peninsula Road supportive housing (shovel-ready project with community partner): project cost \$3,500,000 Water-tower Hill (municipally-owned property) access and servicing for affordable housing: project cost \$900,000 - 1.3ha building site Water line replacement to Yuulu?i?ath community of Hitacu; project cost \$650,000 - supports expansion of housing in neighbouring Indigenous community Peninsula Road pedestrian walkway (Bay to Main): project cost \$950,000 - safety gap in centre of town; supports infill Phase 2 Village Green pedestrian safety improvements: project cost \$800,000 - supports complete walkable community Sewer main upgrade (Norah to Lyche) project cost \$250,000 - bottleneck to infill development Sewer infiltration investigation and mitigation; project cost \$900,000 - frees capacity for new housing Water & Sewer main upgrades (Bay to Main) project cost \$750,000 - bottleneck to infill Upgrade Hemlock and Victoria sewage lift stations; project cost \$1,700,000 - immediate bottleneck to infill 3rd Water tower; project cost \$3 million - limit to overall growth of town Wild Pacific Trail extension (Small Craft Harbour to Ancient Cedars); project cost \$600,000 - 1.6km trail connection to new neighbourhood (removing cost from developer was part of negotiating 78% affordable and attainable housing on neighbouring site) Fire Hall replacement; project cost \$6.6 million			
Are you proposing to use any HAF funding for a project to be carried out, in whole or in part, on federal lands (as such terms are defined in the <i>Impact Assessment Act</i> )? Please answer "yes" or "no" and if "yes" please provide details in the box below.			
no			
Section G: Infrastructure Needs			
For information purposes only. To ensure better alignment and integrated planning of housing and infrastructure investments, CMHC is collecting the following information. The applicant consents to CMHC sharing this information and other information pertaining to its application under the Housing Accelerator Fund with Infrastructure Canada, other federal departments and agencies and provincial and territorial governments to support coordination.			
Describe how the local authority will ensure that new housing supply adequately aligns with local or regional infrastructure plans, if applicable.			
The 2022 Ucluelet Official Community Plan bylaw provides an updated roadmap to the next 30 years of infill and sustainable growth in the community. The OCP Long Range Land-Use Plan is the base that informs the coordinated municipal infrastructure master plans for water, sanitary sewer, storm drainage, parks & open space network and transportation. All infrastructure master plans have been updated within the past 5 years. District policy strongly encourages infill and the development of complete neighbourhoods. Ucluelet is also a regional purveyor of water, sewer, and emergency services - provided to neighbouring unincorporated areas within the Alberni Clayoquot Regional District and to the Yuulu?i?ath Government on whose traditional territory Ucluelet is located. In 2020 Ucluelet initiated a project with the neighbouring District of Tofino and 5 regional Indigenous governments to complete a Land Use Demand Study covering the west coast region - to better understand and coordinate the future infrastructure needs in the region. Our local infrastructure master planning is informed by that work, and individual capital projects are prioritized not just for local needs but within that regional context as well.			
Describe how the local authority will ensure that new housing supply will be timely supported by infrastructure, such as public transit, drinking water and wastewater connections, as well as parks and green spaces and other vital community amenities.			
Areas designated for housing and mixed use development are modelled within our infrastructure master plans - and the corresponding capital projects to upgrade or add services are identified in our short-term and long-term capital planning. A selection of priority projects are listed above. Ucluelet is a small town playing catch-up to a new set of housing and infrastructure demands, but we have laid the groundwork for the orderly upgrade of services to support the development of a complete, livable and resilient community. The biggest challenge, of course, is funding. Identifying where bottlenecks exist in our aging infrastructure has helped us prioritize projects - so that we can achieve the greatest community benefit as resources are available.			

Funding from the HAF program can be used for a wide range of initiatives – either specifically to advance actions within the HAF program (e.g., hiring staff or consultants, purchasing land, upgrading or improving services, building affordable housing) or more broadly to support housing and community infrastructure (e.g., contributing to infrastructure reserves, improving parks and trails or transportation infrastructure). A broad-strokes plan for the funding is included in the HAF application (see above). If Ucluelet is successful in obtaining a HAF grant, then the specifics of capital projects and revenues would be inserted into the 2024 budget and 5-year financial planning process for Council consideration.

The actions listed in the HAF application span the organization. Different tasks would be led by Planning, Engineering, Finance and/or Corporate Services. Collaboration between departments will be essential for success and would require increased resources.

