

# REGIONAL DISTRICT OF CENTRAL KOOTENAY HOUSING NEEDS ASSESSMENT

21 February 2020



**MAKOLA  
DEVELOPMENT  
SERVICES**



**TURNER DRAKE  
& PARTNERS LTD.**



# AGENDA

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## **Introductions**

### **Project Background and Objectives**

Project Overview

Scope of Work, Project Schedule, Deliverables

Meeting / Presentation Milestones

### **Overview of Data: Availability and Gaps**

Objectives

Timeline and Methods

### **Engagement Approach**

Methods

List of Stakeholders

### **Questions/Discussion**

# MEET YOUR TEAM

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**Sandy Mackay**  
Project Lead



**Kirby Delaney**  
Engagement Support



**Neil Lovitt**  
Data Lead



**Andrew Scanlan Dickie**  
Data and Policy Analyst



**Alex Baird Allen**  
Spatial Analysis Lead



# **BACKGROUND AND OBJECTIVES**

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# PROVINCIAL REQUIREMENTS

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**New legislation and regulations specify requirements for local governments related to housing needs reports. These requirements include:**

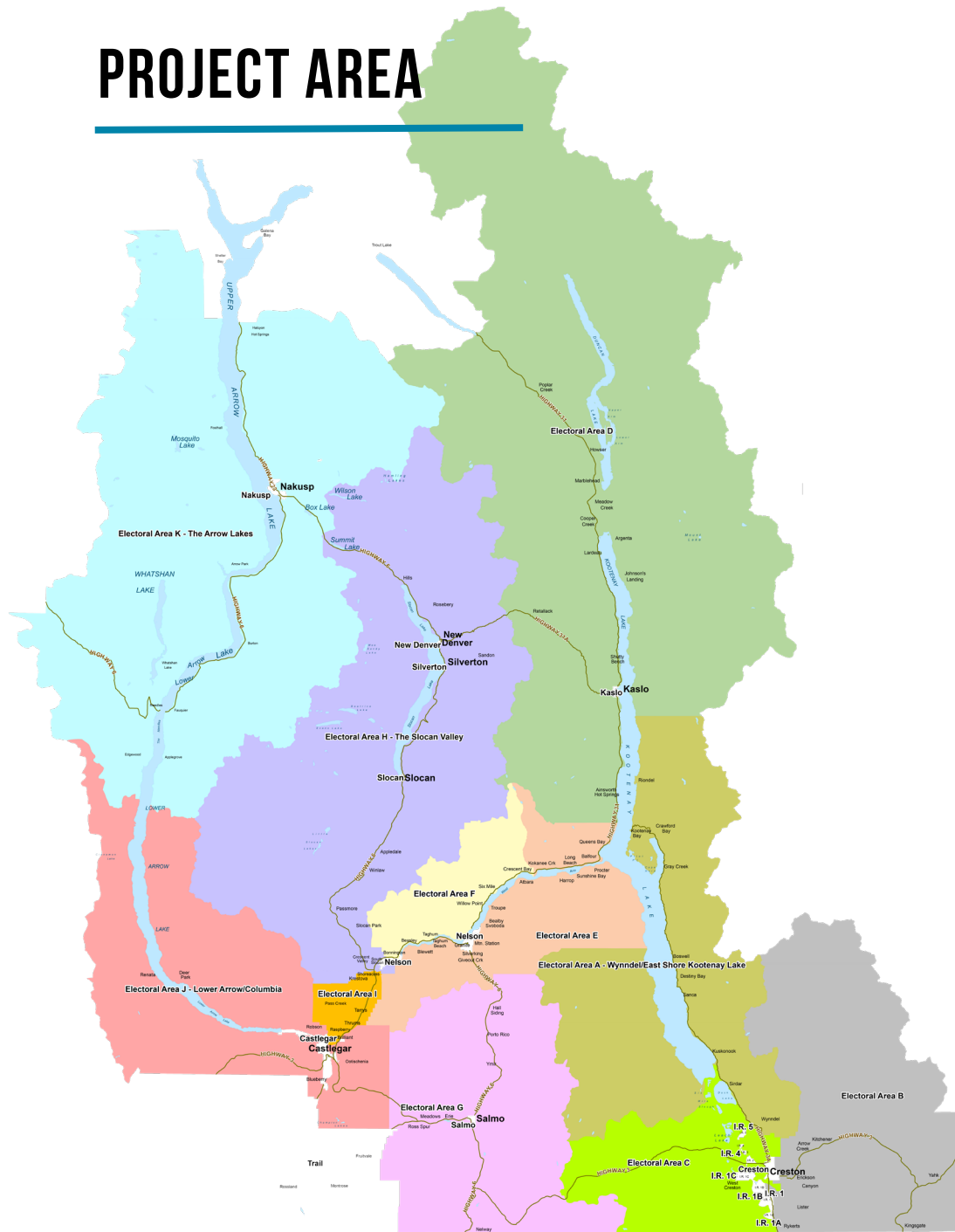
- Collecting information to identify current and projected housing needs,
- Using that information to prepare and publish an online housing needs report which shows current and projected housing needs for at least the next five years, and
- Considering the most recently collected information and housing needs report when amending official community plans and regional growth strategies

**Required for all municipalities and electoral areas.**

**Must be completed by April 2022 and every five years thereafter.**

**Funding through UBCM for individual communities or regional projects.**

# PROJECT AREA



## Participating Communities:

- Creston
- Kaslo
- Nakusp
- Nelson
- New Denver
- Salmo
- Silverton
- Slocan
- Electoral Areas A-K

# PROJECT GOALS

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- Provide a comprehensive understanding of housing supply, demand and needs within the region across the housing continuum;
- Assess current housing policy within the RDCK and participating member municipalities/EAs;
- Identify housing gaps and make recommendation as to strategies and best management practices taken by other local governments to address housing gaps that may be applicable;
- Identify opportunities, partnerships, programs, and funding in support of local and regional housing projects and initiatives;
- Identify any additional factors that influence the supply, demand or provision of housing, including the influence of housing speculation and short-term rental accommodations;
- Create performance measures or common housing indicators that can be used to measure progress over time.

**Additional Scope:** Measure and assess energy poverty across the region.

# OUR APPROACH

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**Action Oriented**

**Equity and Inclusion**

**A Fluid Process**

**Asset-Based**





# DELIVERABLES AND MILESTONE DATES

Deliverable	Date
Draft Table of Contents	January 15
Draft Engagement Strategy	January 15
<i>Survey Posted Online</i>	<i>February 3-10</i>
<i>Survey Closed</i>	<i>March 31</i>
Preliminary Findings Report	April 30
<i>Detailed Analysis and Report Synthesis</i>	<i>May 1-July 17 (engagement buffer)</i>
Housing Profiles	June 19
Draft Reports and Template	July 17
<i>Comments from RDCK/Others</i>	<i>July 20-31</i>
<i>Design</i>	<i>July 20-August 7</i>
Final Reports	August 7
Final Presentations	August



# DATA COLLECTION

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# DATA OBJECTIVES

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## Primary Objective

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Combine and compare primary and secondary data collected through government sources, private sources, and lived experience.

Meet all provincial requirements.

Ensure study is replicable.

# DATA OBJECTIVES

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- Clean data to represent the same geographic boundaries over time.
- Develop and communicate context of each community, identifying current facts and historical trends through visuals.
- Identify and graphically represent (where possible) housing needs data (e.g. income distributions, affordability, bedroom sizes, and structure age).
- Project total population, age cohorts, and households at the Census Subdivision level.
- Cross-reference projections from the Province and lived experience evidence to determine contrasts and/or similarities in provincial, regional, community, and ground level perspectives.
- Assess what relationships may exist between distinct datasets. For example, how Short-Term Rental (STR) growth relates to housing affordability.
- Identify levels of Core Housing Need, estimate the distribution of persons across the Housing Continuum, and determine rates of local Energy Poverty.

# DATA TIMELINE

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January 13 to February 10

**Identify relevant documents and legislation**



February 24 to April 27

**Collect and refine information from existing databases**



June 1 to June 29

**Contextualize RDCK and member communities**



June 1 to June 29

**Forecast population, housing supply, and housing demand**

Although the work timeline indicates the majority of data collection will occur during Spring, we will allocate time to beginning of the project to ensure workable datasets are complete and reliable.

# DATA SOURCES

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## Public Data

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**General Statistics (Statscan)**

**Housing Data (CMHC)**

**Supplementary Data (BC Data Catalogue)**

## Private Data

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**Short-Term Rentals (AirDNA)**

**Localized Data Estimates (Envionics/Sitewise software)**

# FORECASTING

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## Population Forecasting

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### Primary Tool: Cohort Survival Model

- Method applied by province

### Secondary Review Tool: Shift Share Model and Provincial Projections

## Household Forecasting

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### Primary Tool: Historical Development Allocation

### Secondary Review Tool: Provincial Projections

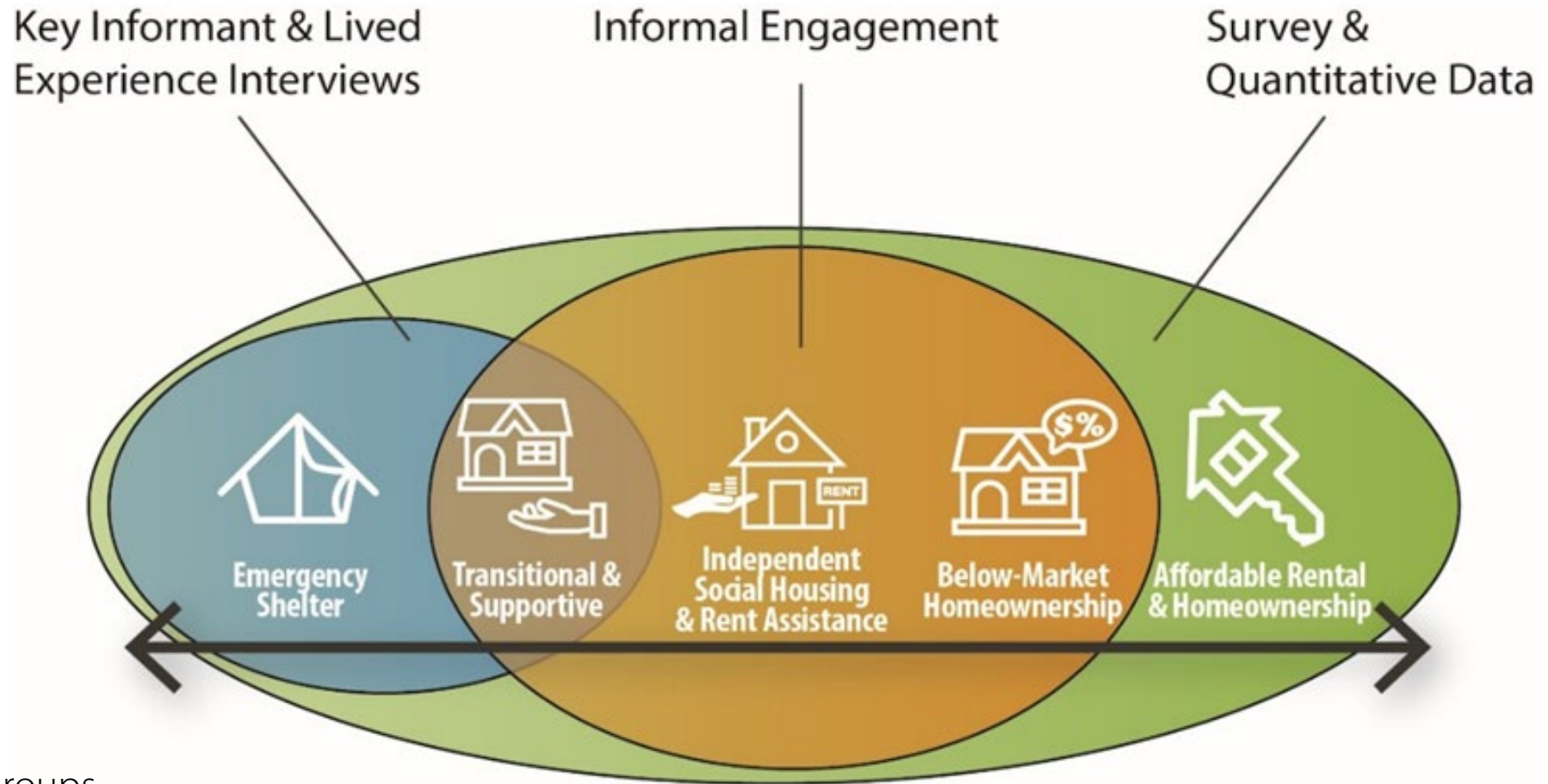


# ENGAGEMENT

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# ENGAGEMENT STRATEGY



- Focus groups
- Forums
- Multi-Sectoral Advisory Committee

# TIMELINE

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January 2020

**Preliminary Meetings with Key Stakeholders**

**Engagement Strategy**

February and March 2020

**Design and Distribute Survey**

**Conduct Key Informant Interviews**

**Promote Survey and Study at Community Events**

April and May 2020

**Prepare and Submit Community Engagement Summary Report**

**Integrate Engagement Data into Community Profiles**

June – August 2020

**Prepare Final Report**

**Present to Councils**

**Community Forum to Share Results**



# HELPFUL DATA/INFORMATION

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In addition to planning staff and councils, we'll be contacting:

- Columbia Basin Trust
- Rural Development Institute
- Interior Health Authority
- Kootenay Regional Association for Community Living
- Kootenay Society for Community Living
- Creston Valley Community Housing Society
- Creston and District Society for Community Living
- CMHA Kootenays
- Bluebell Manor – Riindel
- North Kootenay Lake Community Services Society
- Kaslo & District Senior Citizens Shelter Society
- Kiwanis Seniors Housing Project Society
- Nelson Cares
- Nelson Community Services
- Nelso Committee on Homelessness
- Canadian Mental Health Association
- BC Housing (Nelson)
- Emergency Shelters
- Links Co-Op Housing
- Share Nelson Housing Initiative
- Cover Architecture
- Salmo and Area Supportive Housing Society
- Salmo Senior Citizen Society
- Healthy Community Society of the North Slokan Valley
- Healthy Housing Society
- Slokan Valley Seniors Housing Society
- BC Housing (Castlegar)
- Castlegar and District Community Services
- Community Harvest Food Bank
- Community Living BC (West Kootenay)
- Castlegar Social Development Society
- Castlegar Villa Society
- Habitat for Humanity (West Kootenay)
- Arrowsmith Senior Citizen Society
- Halcyon Assisted Living Society
- Arrow and Slokan Lakes Community Services (ASLCS)
- Volunteer Services
- Yuquan-Nukiy (LKB)

**AND MORE!**

**What would be useful to you through this study?**



# EXAMPLES

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## **Under Current Funding Program:**

Sidney (2019)

Sooke (2019)

Castlegar (2018)

## **Innovative Approaches:**

Strathcona Regional District (2018)

Kelowna (2018)

## **Smaller, Rural Communities**

Lumby (2017)

Lower Columbia (2015)



**SURVEY NOW AVAILABLE!**

**[www.rdck.ca/housing](http://www.rdck.ca/housing)**



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**THANK YOU!**



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