# Housing Need Assessment for the Regional District of North Okanagan

REGIONAL DISTRICT NORTH OKANAGAN

# Agenda

- **Introductions**

- **Regional Overview**

- **Core Housing Need**

- **Looking Forward**

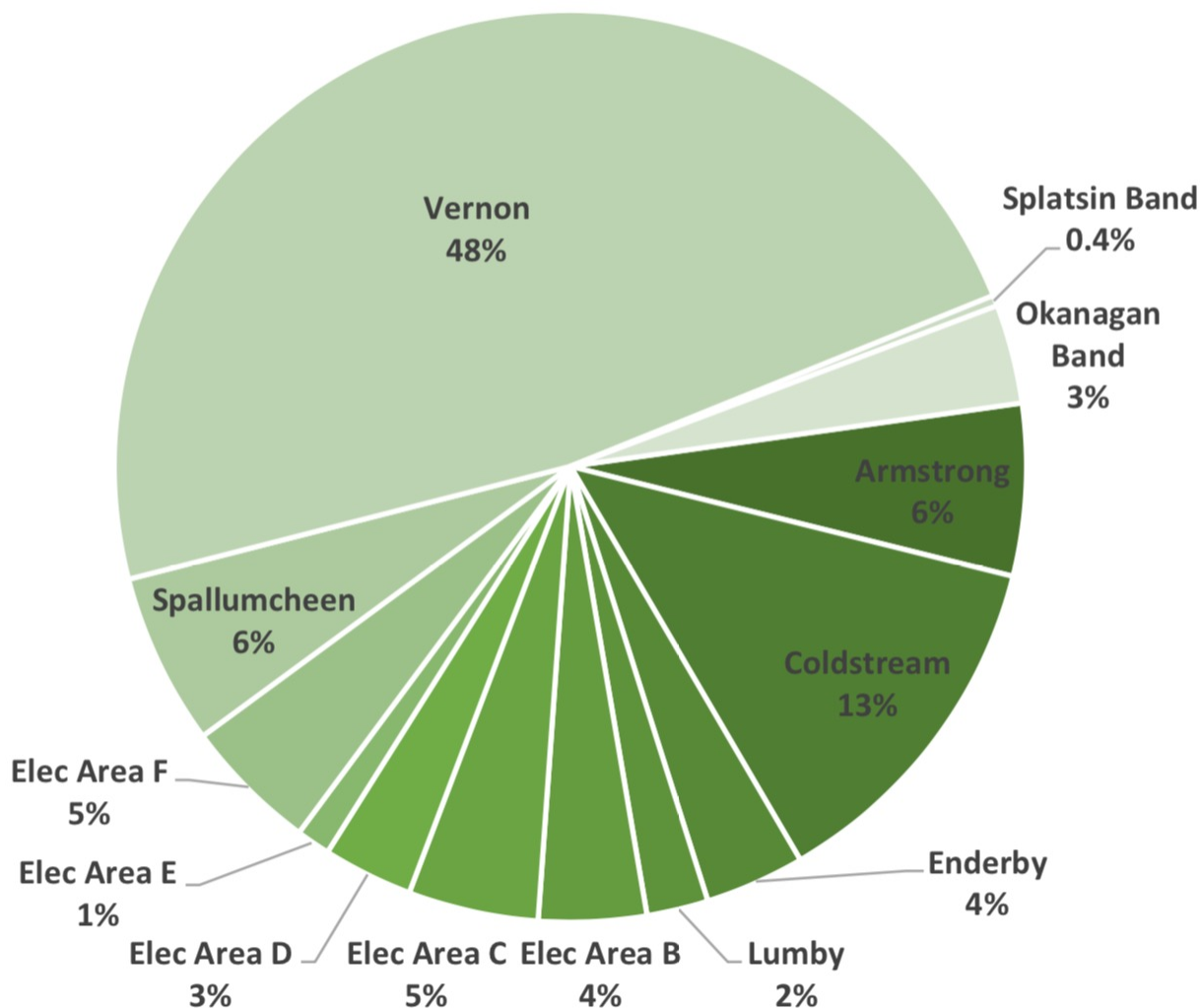- **Q&A**

# Consultant Team

- **Richard White, RWPAS**

- **Steve Pomeroy, Focus Consulting Inc.**

- **Craig Crawford (formerly BC Housing)**

- **Brittany Tuttle (Urban Systems)**
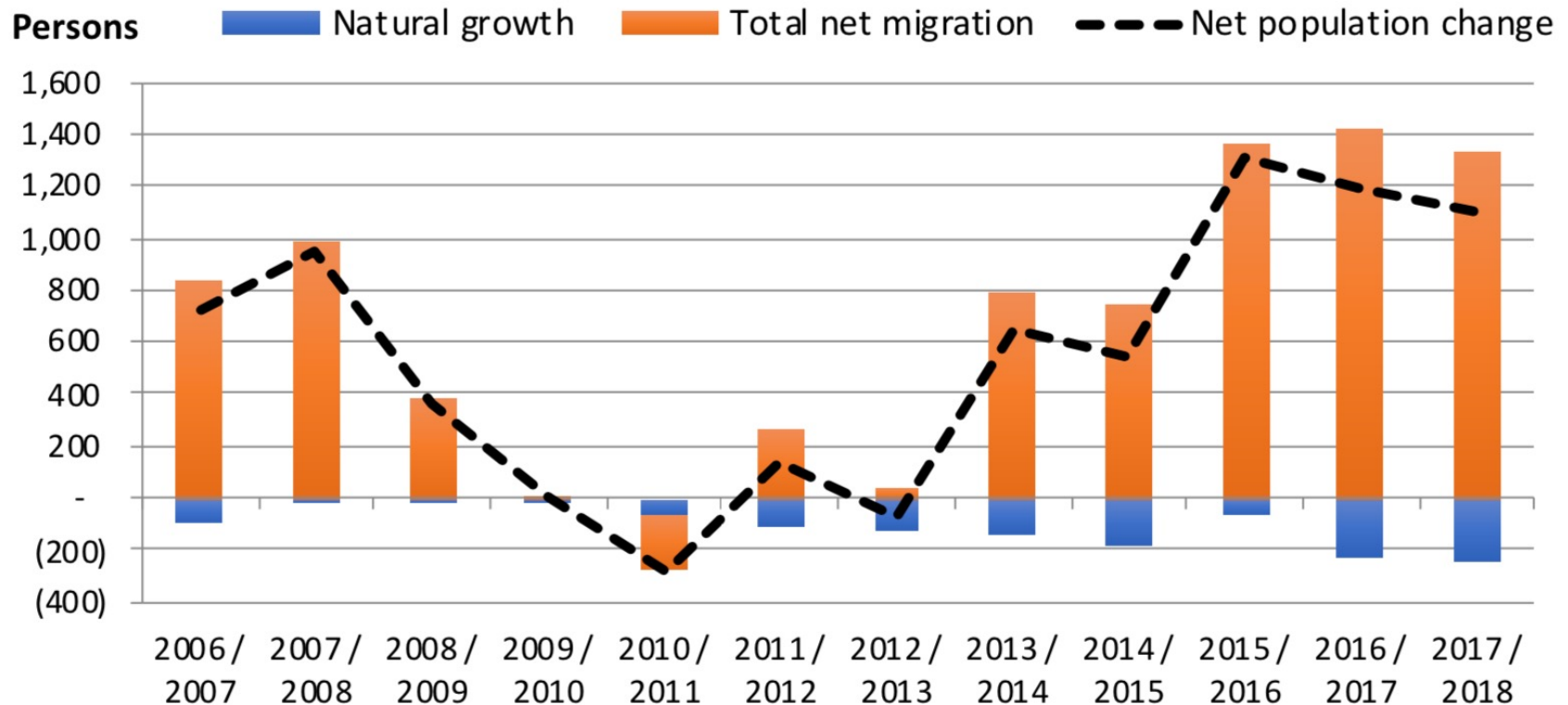
- **Eric White, RWPAS**

# Regional Overview



Population Distribution 2016

- Vernon 48%
- Splatsin Band 0.4%
- Okanagan Band 3%
- Armstrong 6%
- Coldstream 13%
- Enderby 4%
- Lumby 2%
- Elec Area B 4%
- Elec Area C 5%
- Elec Area D 3%
- Elec Area E 1%
- Elec Area F 5%
- Spallumcheen 6%

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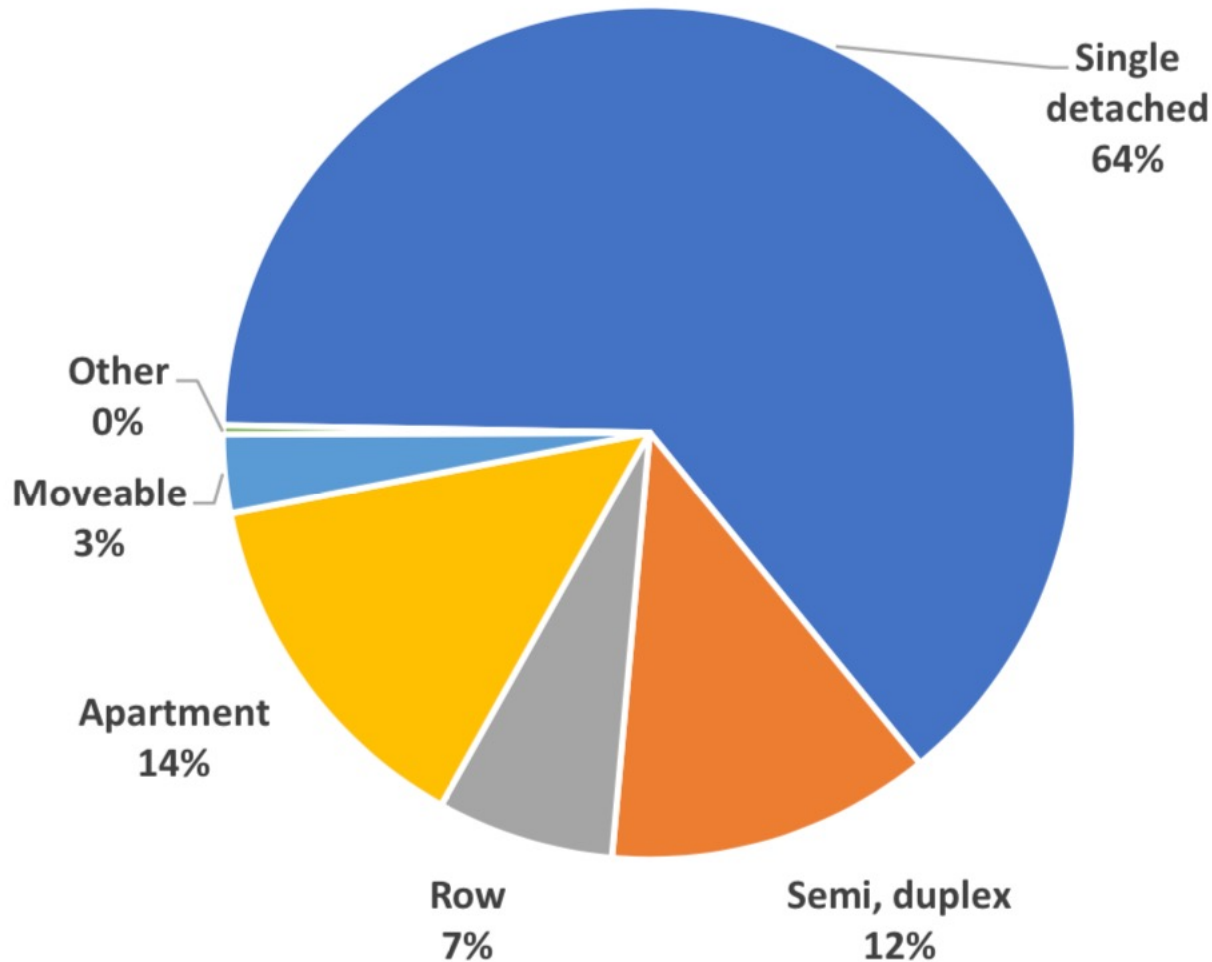
# Regional Overview

## Natural growth and migration



Statistics Canada. Table 17-10-0140-01

# Existing Housing



Dwelling types, RDNO, 2016

- Single detached 64%
- Other 0%
- Moveable 3%
- Apartment 14%
- Row 7%
- Semi, duplex 12%

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# High Home Ownership Rates



Homeownership Rate, 2016

| Area | Rate |
|------|------|
| Coldstream | 90% |
| Elec Area D | 86% |
| Elec Area B | 85% |
| Elec Area C | 85% |
| Elec Area F | 82% |
| Spallumcheen | 81% |
| Armstrong | 81% |
| Elec Area E | 77% |
| Enderby | 75% |
| Lumby | 72% |
| Vernon | 69% |
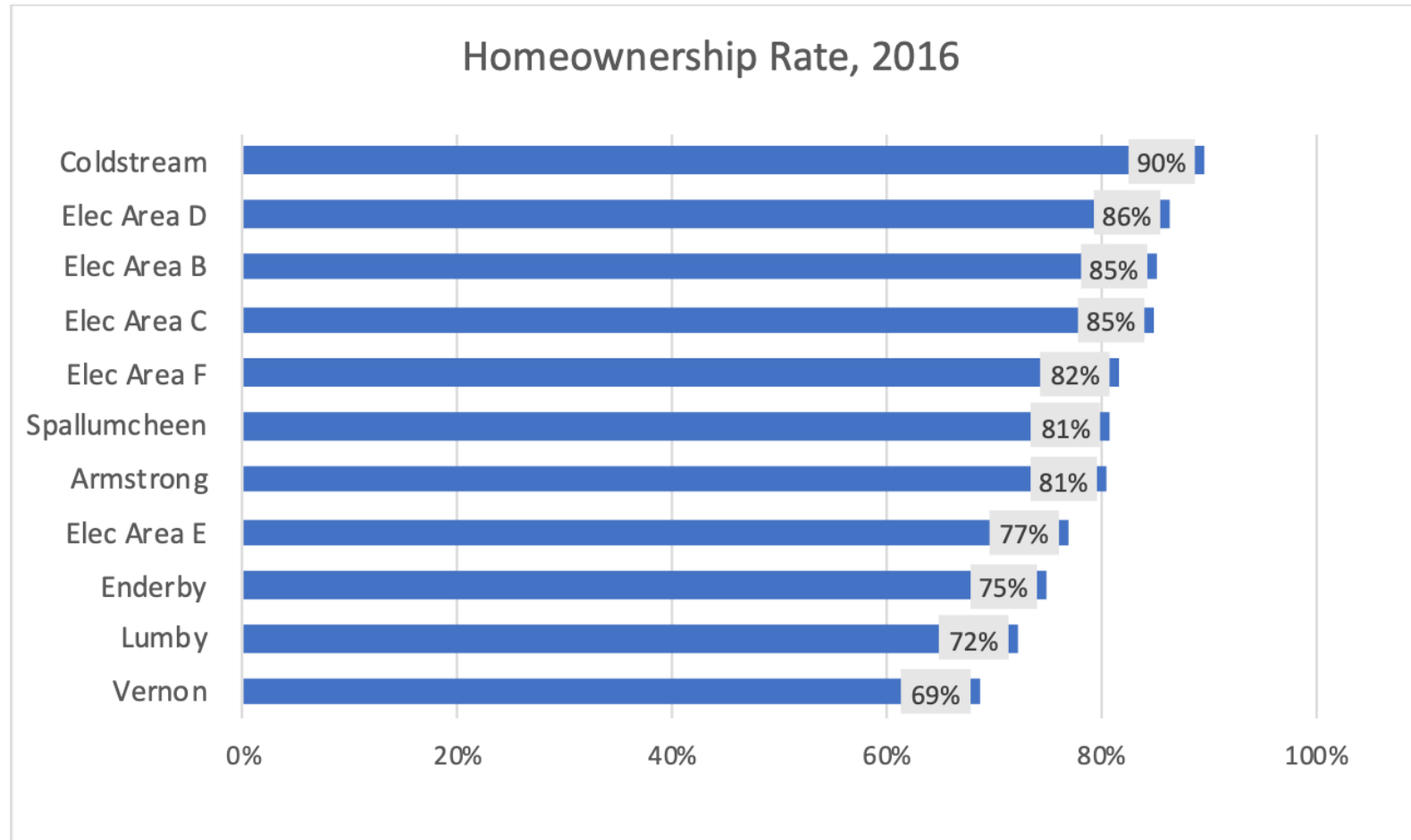
# Large Homes – Small Households



Household size vs dwelling size
(# persons vs # bedrooms)
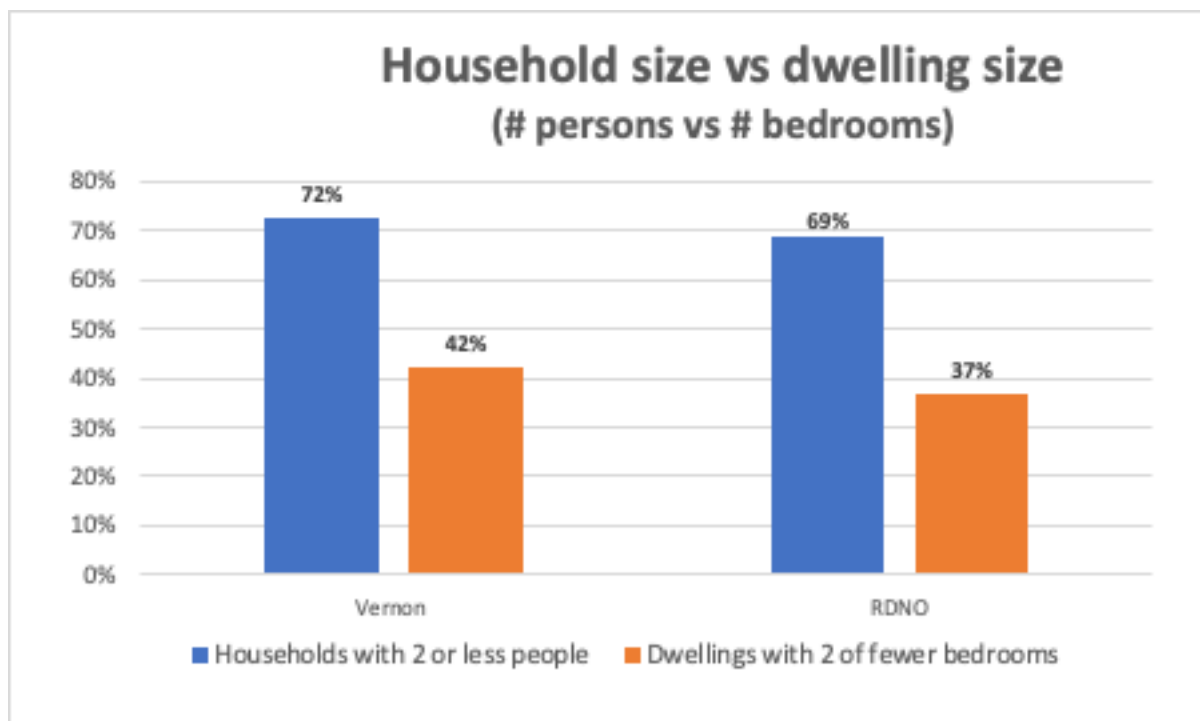
# New Housing Construction



New Housing Construction, by area, RDNO

■ Vernon CA CMHC  ■ Remainder (permits)
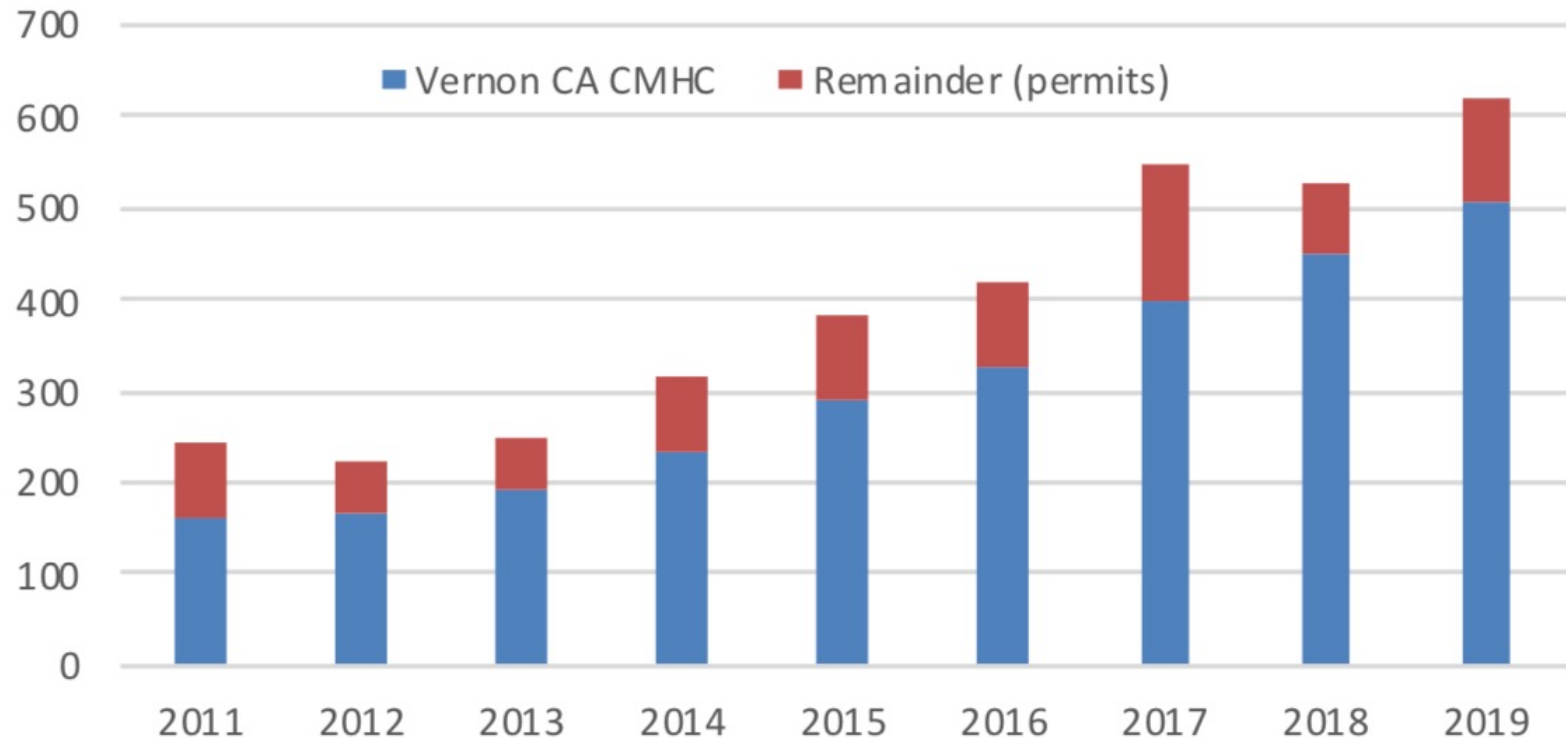
*Source CMHC for CA and Building Permits in rest*

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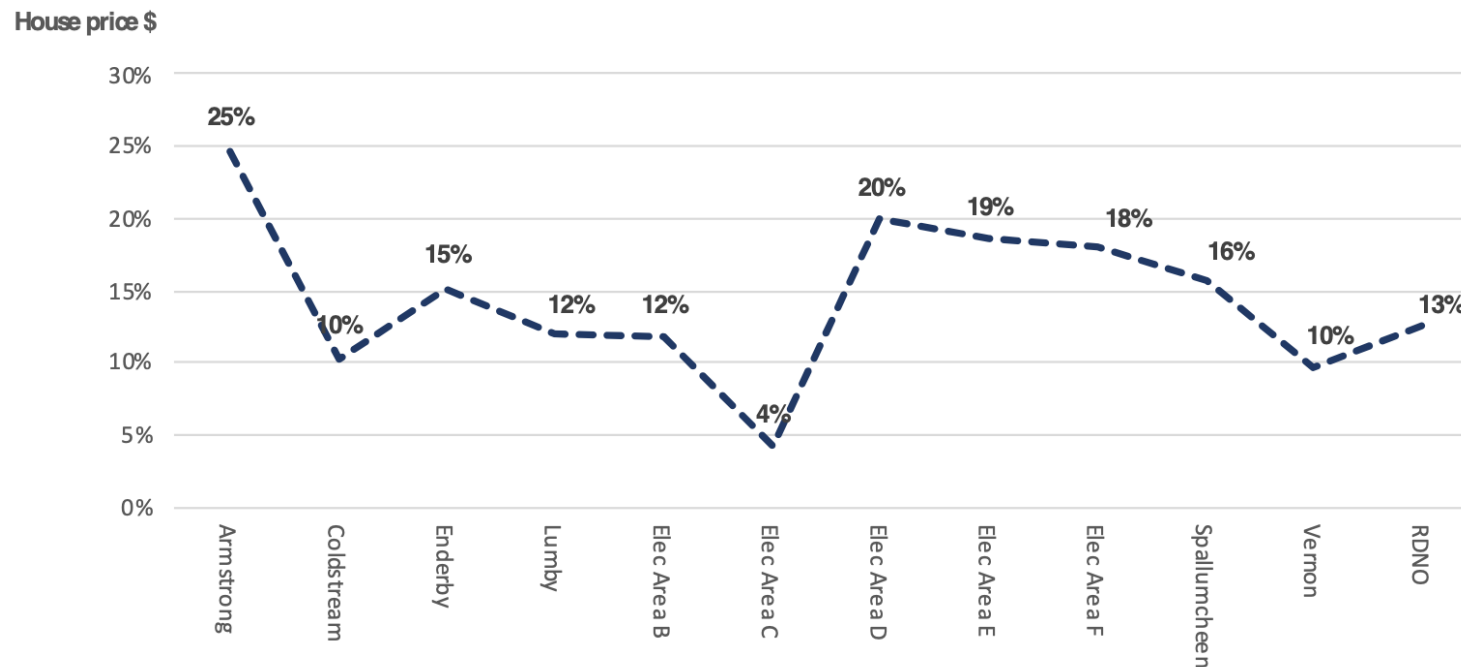
# Incomes, Prices and Rents



Mismatch in Available vs. Required Rental Units (req'd based on income at 30%), RDNO
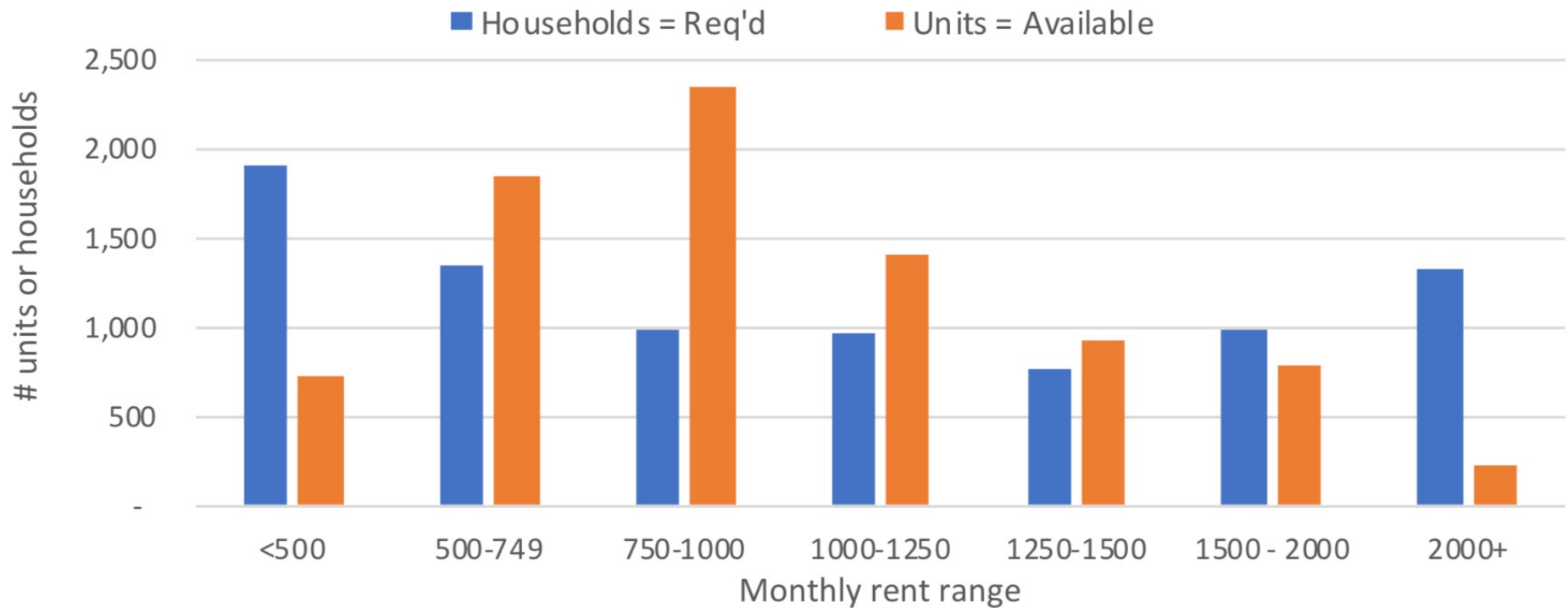
# Incomes, Prices and Rents



**Capacity of Median Income Renter to Purchase a Home**
**(Percentage of existing homes affordable in each community)**

# Impact of vacation and short term rental

- Listings on VRBO/Airbnb = less than 600 units/dwellings (1.7% all homes)

- Includes rented houses, cottages and cabins

- Only 89 are self-contained condo units

  - = 1% of all rental and less than 0.3% all homes

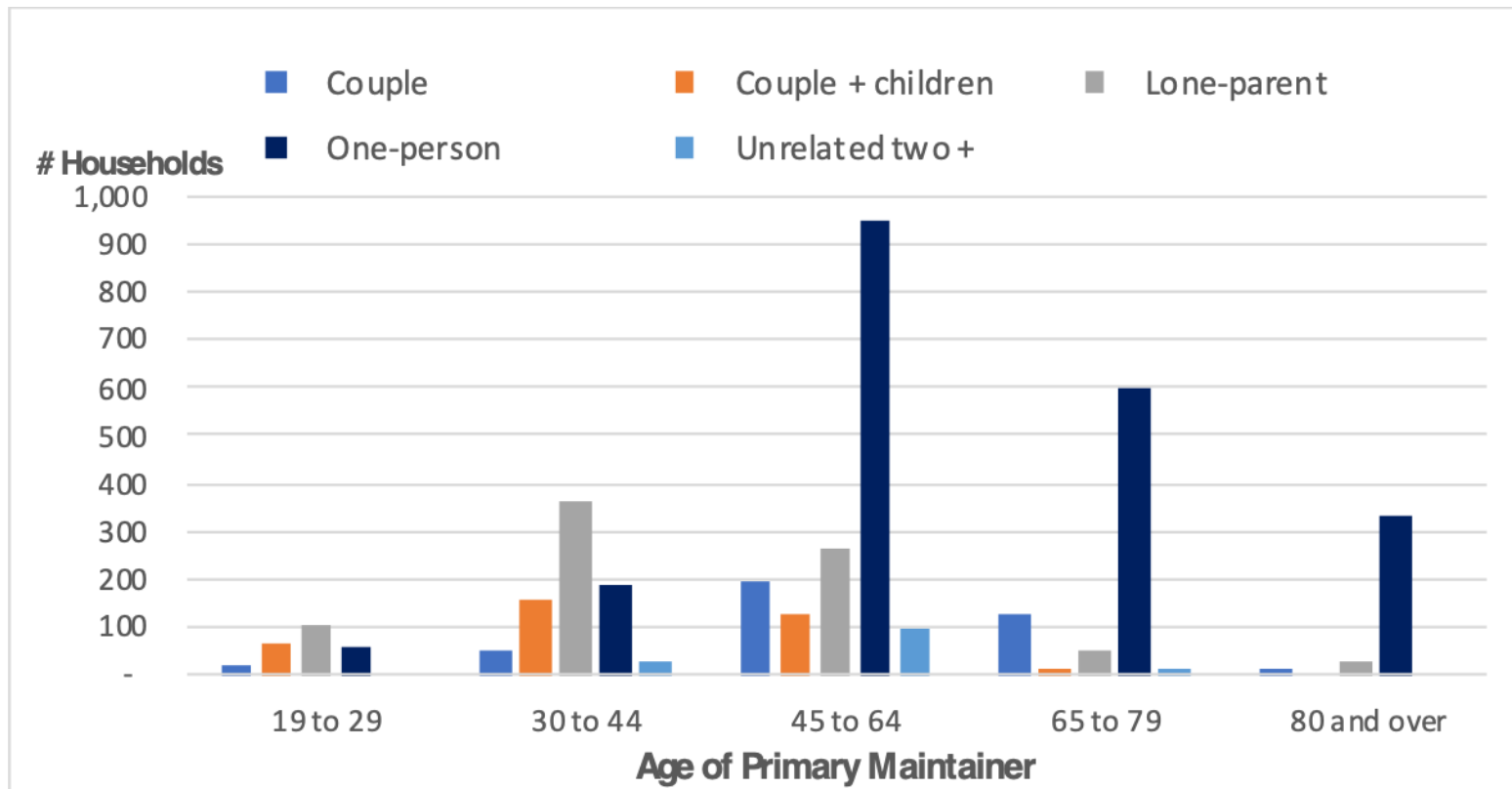- Smaller impact than in larger urban centres

# Core Housing Need

- Affordability

- Adequacy

- Suitability



Nature of Core Need Problems, RDNO
(Distribution by problem)

Afford plus 12%

Suitability only 2%

Condition only 5%

Afford only 81%
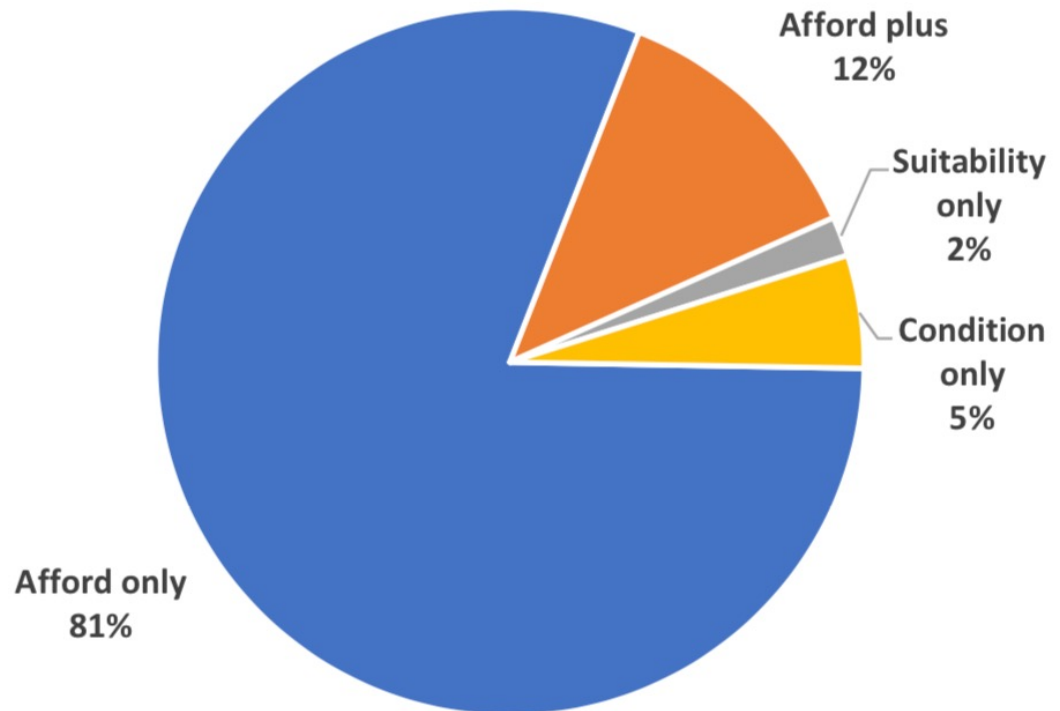
# Core Need by HH Type and Age

# Core Housing Need
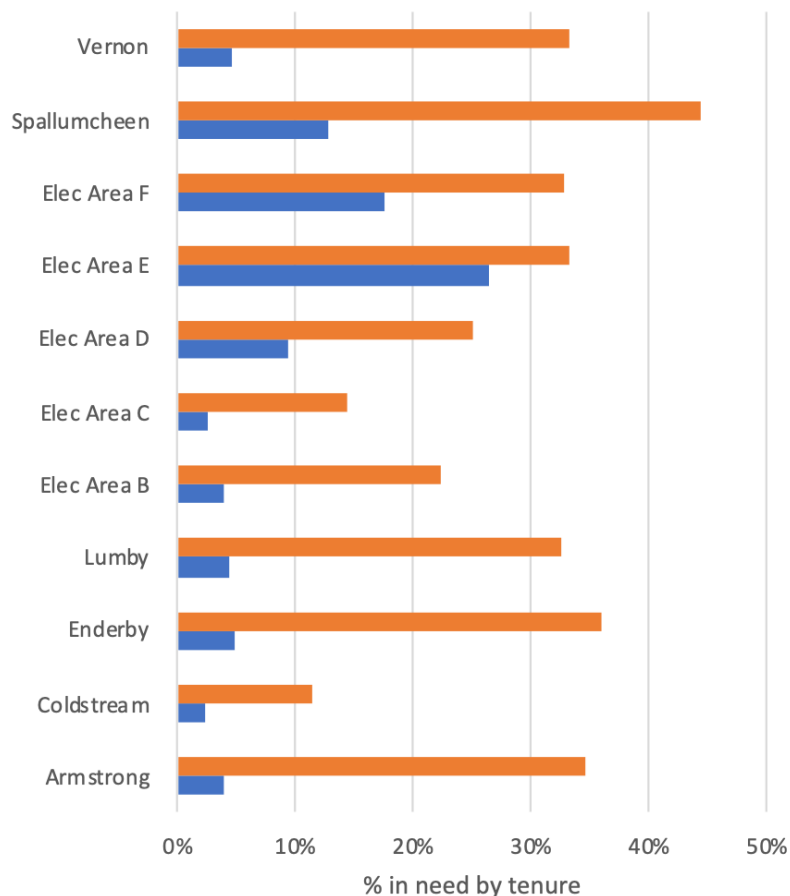## incidence of need

**Incidence of need**:
Within each jurisdiction what percentage (%) of either renters or owners are estimated to be in core housing need
Generally for renters more than 33% (1 in 3); for owners much lower
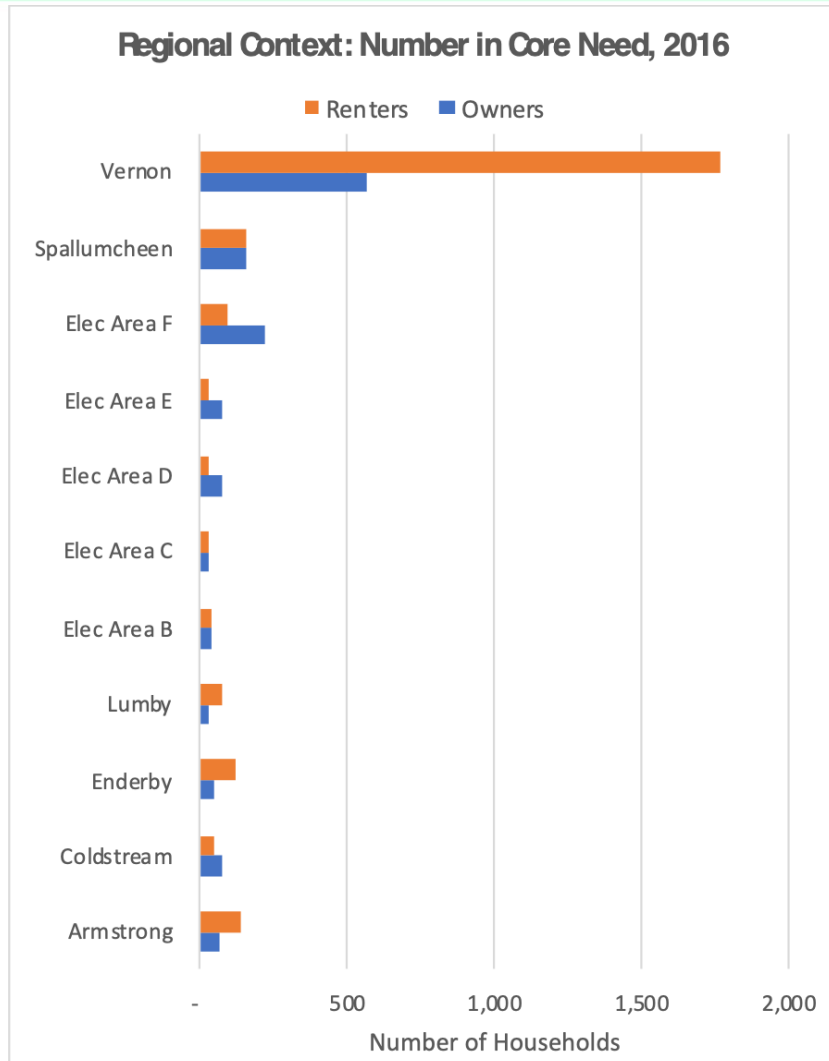Except in
Spallumcheen, E and F

**Regional Context: Incidence (%) of Core Need,**

■ Renters in core need    ■ Owners in core need

% in need by tenure

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# Core Housing Need
## Count in need vs incidence of need

**Regional Context: Number in Core Need, 2016**

■ Renters  ■ Owners



But in absolute terms - count in need is quite low, outside of Vernon

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# Existing Subsidized Housing



Share of Core Need vs. Share Assisted Housing
% Share (Excluding Vernon, which has 60% need vs 83% social))
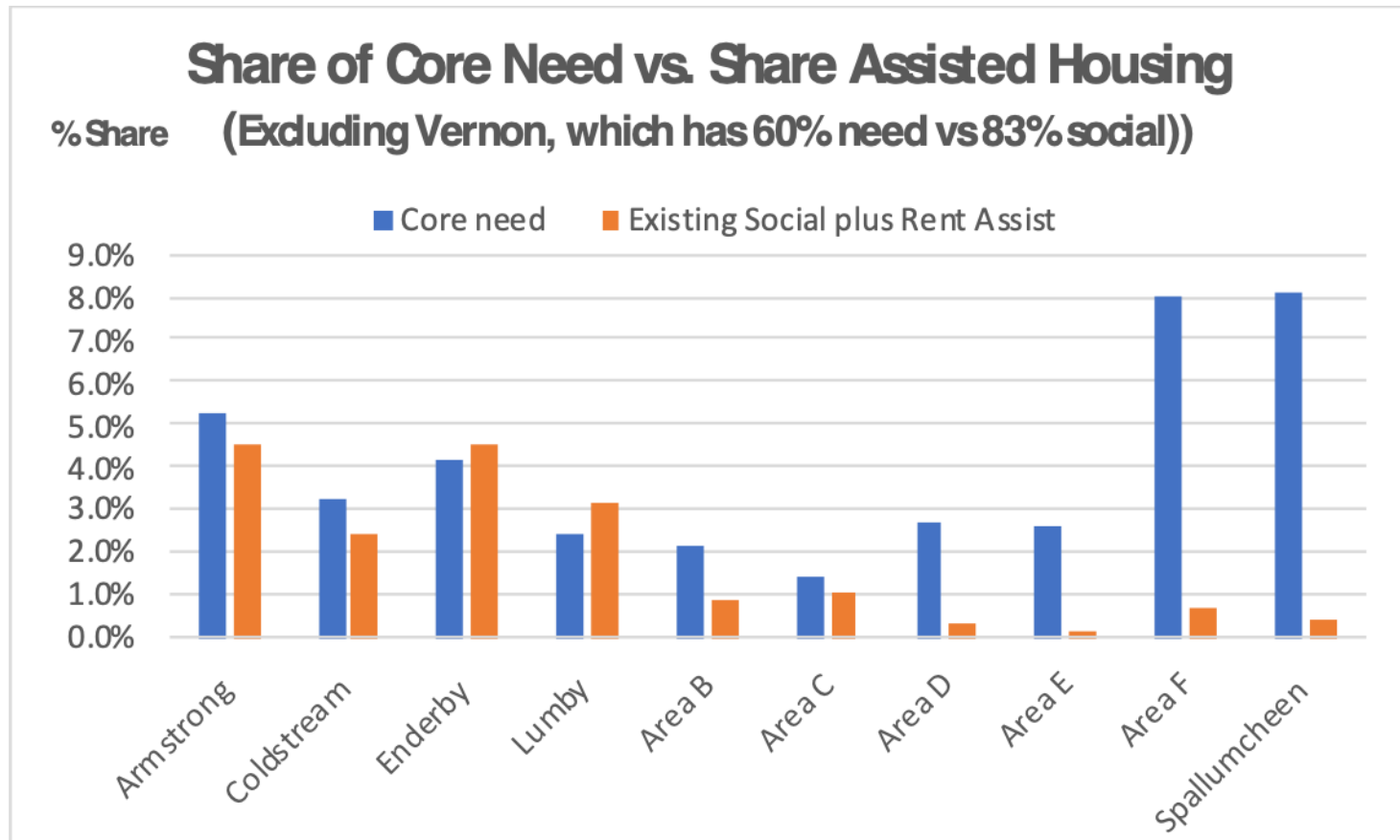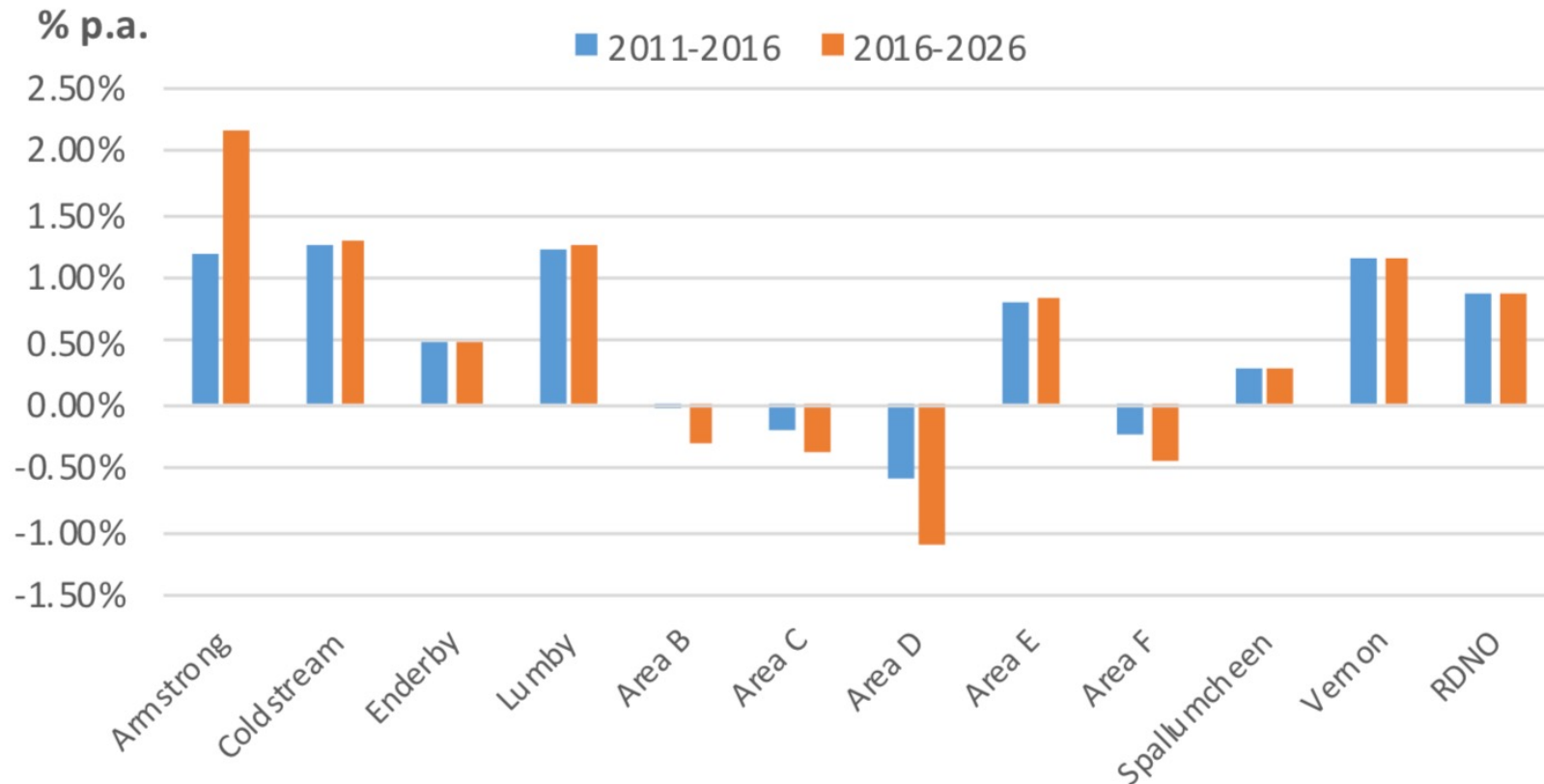
# Looking Forward
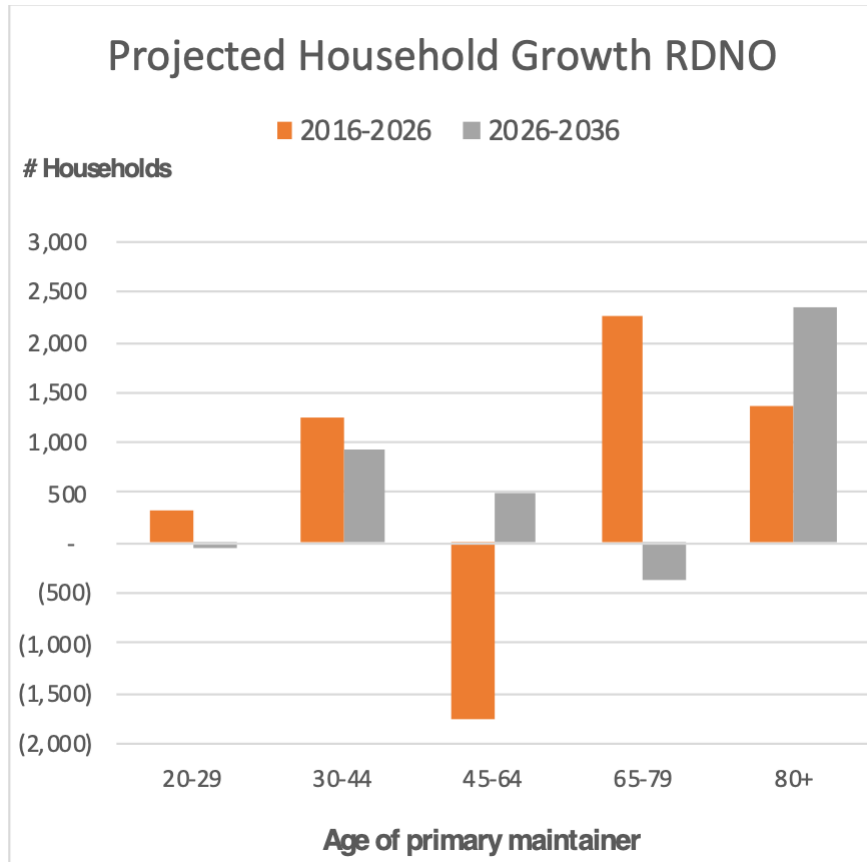


Population growth: Past and Projected

Source: RDNO Projections, 2019

# Looking Forward: Housing Requirements

## Projected Household Growth RDNO

■ 2016-2026 ■ 2026-2036

**# Households**



Age of primary maintainer

| Projected household growth by Age and Tenure | | | | |
|---|---|---|---|---|
| | 2016-2026 | | 2026-2036 | |
| | owner | renter | owner | renter |
| 20-29 | 116 | 207 | -17 | -31 |
| 30-44 | 828 | 410 | 620 | 307 |
| 45-64 | -1363 | -383 | 379 | 106 |
| 65-79 | 1888 | 376 | -312 | -62 |
| 80+ | 1117 | 263 | 1900 | 447 |
| **ALL** | **2638** | **879** | **2149** | **716** |

Average growth:
300-350 households per year

Key question: how will this be
distributed across RDNO?

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# Looking Forward: Housing Requirements

**Estimated dwelling preference**

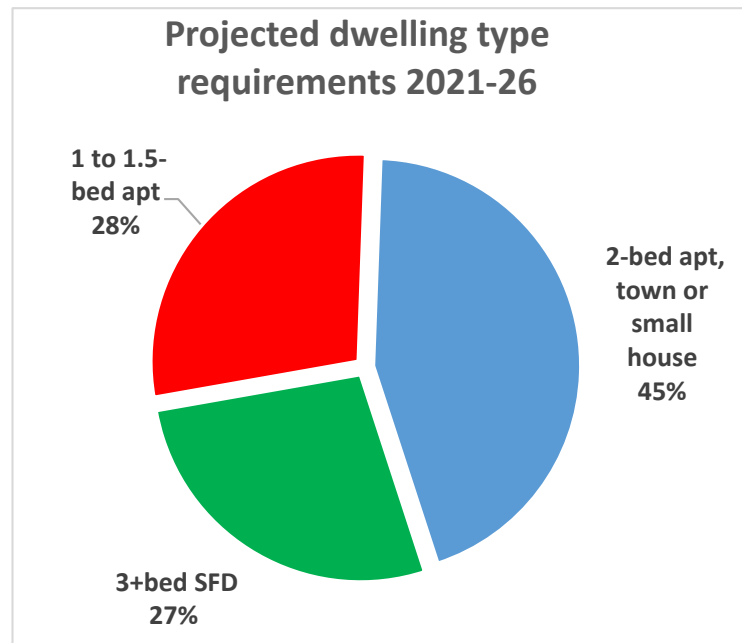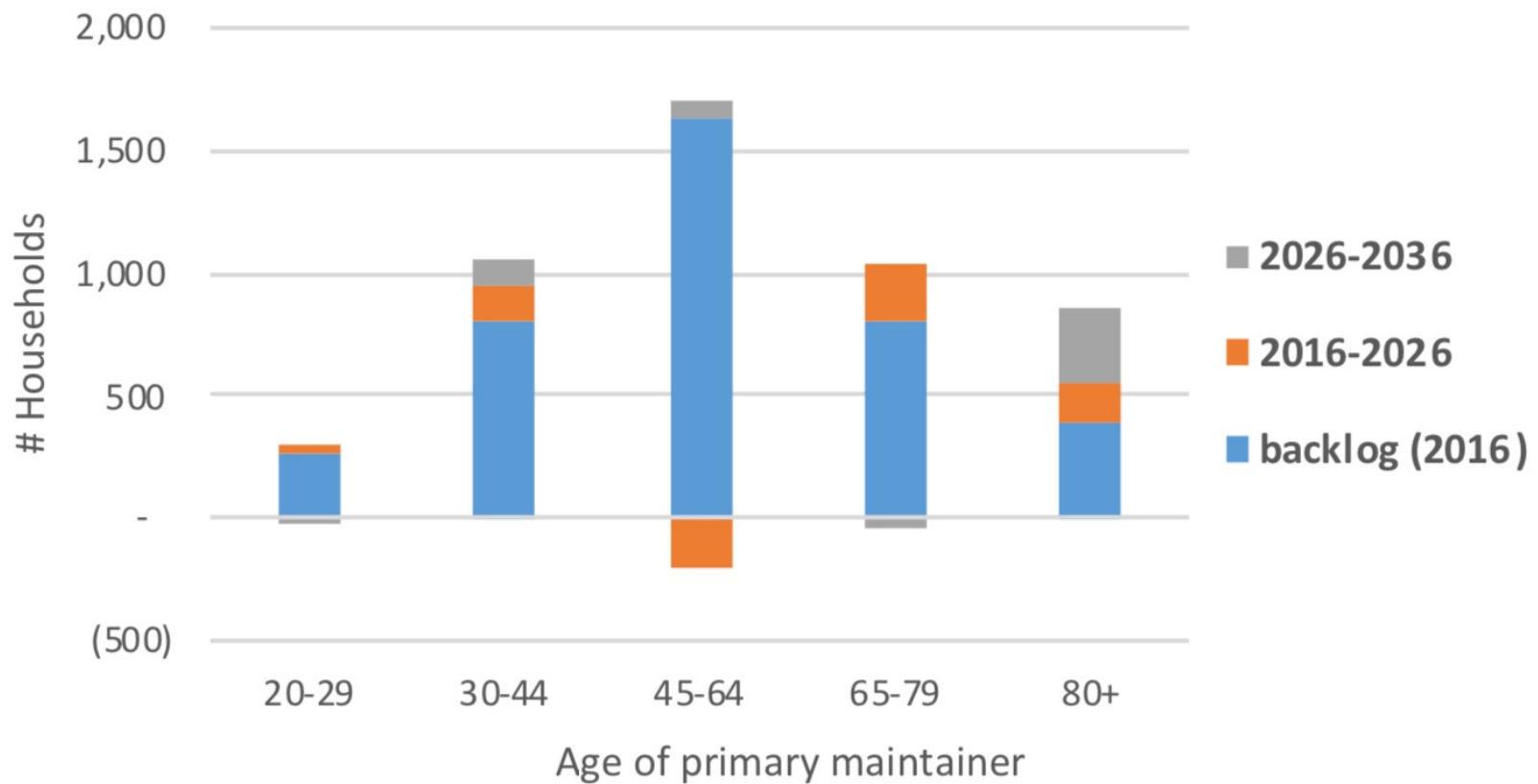| 1 to 1.5 bed apt | Singles |
| 2 bed apt , townhouse or small house | Couple (no children), Lone parents, Non-Fam 2+ |
| 3+bed sfd | Couple with kids, other (multi-family) |

**Projected dwelling type requirements 2021-26**

1 to 1.5-bed apt 28%

2-bed apt, town or small house 45%

3+bed SFD 27%

# Looking Forward: Core Need



Current and Projected Core Need, RDNO

# Potential lasting Impacts of Covid19

- Slowing of starts, sales and softening prices thru 2021

- Weakening rental demand, and potential augmented "supply" via short term rental (less so RDNO)

- Income and employment impacts – especially tourism and hospitality, may increase core need

- Big unknown is how this will effect migration (main driver of growth in RDNO)

  - Population and growth projections always fluctuate around an average

  - So likely will adjust down initially and catch up later

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# Summary

- **RDNO population older (49.5) than BC average (43 years)**

- **Housing costs less than BC average (attracts migration?)**

- **Only Vernon housing geared to down-sizers or typical new-comers – are there sufficient options in other communities?**

- **Region expected to add roughly 300-350 households each year over next 20 years**

- **Most requirements (demand) for smaller dwell types**

- **Small increase in core need – BUT bigger issue is backlog in unmet need already existing in 2016**

- **Market uncertainty and likely slower migration in 2020 through 2021**

# Next Steps

- **Finalize and submit the report**

- **Presentation to RDNO Board**

# Thank You