

## SUMMARY OF 2024 INTERIM HOUSING NEEDS ASSESSMENT REPORTS

### CONCLUSIONS

- Unaffordability and inadequacy (homes requiring repair) identified as critical conditions
- Housing units in a range of sizes (0 to 4+ bedrooms) need to be built in all electoral districts, with approximately 1/3 of those units intentionally built at below market or deeply affordable prices
- Growth in senior-led households is creating demand for options with improved accessibility (e.g., no stairs)
- Growth in young families led by 25 to 44-year-olds is creating demand for dwellings with increased floor area and/or more bedrooms
- Need improved access to specific supportive housing options for people with diverse disabilities
- Demand for rental housing is growing in all electoral areas
- Multiple transportation options are needed, including human-powered and public modes

HOUSING NEEDS		Electoral Area A	Electoral Area B	Electoral Area C	Electoral Area E	Electoral Area F	Electoral Area G
Total households in 2021		785	875	2605	755	1585	760
<b>TOTAL UNITS TO BE BUILT</b>	5 Year (2026)	110	101	306	101	208	98
	20 Year (2041)	339	291	890	308	631	296
<b>Recommended number of units to be built by 2041 at below-market or deeply affordable prices</b>		107	101	288	95	211	98
0-1 bedroom	5 Year (2026)	34	34	98	31	70	32
	20 Year (2041)	104	97	279	92	212	94
2 bedrooms	5 Year (2026)	32	27	85	29	57	27
	20 Year (2041)	98	79	249	88	171	81
3 bedrooms	5 Year (2026)	25	23	70	24	47	22
	20 Year (2041)	75	64	203	72	141	67
4+ bedrooms	5 Year (2026)	19	17	51	17	34	17
	20 Year (2041)	62	51	159	56	107	54

2021 CENSUS - HOUSEHOLD PATTERNS	Electoral Area A	Electoral Area B	Electoral Area C	Electoral Area E	Electoral Area F	Electoral Area G
% households that spent more than 30% of their income on housing	10%	12%	10%	7%	14%	9%
% households categorized as very low or low income	20%	21%	20%	18%	19%	21%
Growth in senior-led households by 2041	+32%	+59%	+31%	+26%	+56%	+11%
Growth in young families led by 25 to 44-year-olds from 2021 to 2041	19% (260 to 310 homes)	13% (190 to 215 homes)	32% (820 to 1080 homes)	40% (150 to 210 homes)	18% (275 to 325 homes)	25% (140 to 175 homes)
2021 - Percentage of permanently occupied units that are rentals (Change between 2016 and 2021)	12% (+1%)	16% (+2%)	16%	9%	10% (-3%)	9% (-4%)
Number of secondary suites in 2023 (% of total dwelling stock)	57 (4.5%)	80 (6%)	158 (6%)	94 (9%)	216 (4.5%)	51 (5%)