

# TOWN OF SIDNEY HOUSING NEEDS ASSESSMENT

November 4, 2019

urban  
matters





# Agenda

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- Study Purpose and Process
- Overview of Findings
- Recommendations
- Questions



# Provincial and Regional Context

- Rental vacancy rates are extremely low in many communities and rental costs are outpacing incomes
- Homeownership is increasingly out of reach for the average household

	<b>Victoria CMA</b>	<b>BC</b>
Vacancy Rate	1.1%	1.4%
Change in Rental Costs 2008 to 2018	+43%	+44%

Source: CMHC



# Housing Needs Reports

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- In early 2019, in response to the housing crisis, the Government of BC introduced legislation requiring local governments to complete Housing Needs Reports
- This report will fulfill this requirement



# Study Purpose

- Build understanding of the current and future housing needs across the housing continuum
- Inform housing-related policies and the Town's OCP review

## Sidney's Housing Continuum

Other Forms  
of Supportive  
Housing /  
Emergency  
Shelters

Supportive  
Housing for  
Seniors

Deep  
Affordability  
Rental

Below  
Market  
Rental

Near  
Market  
Rental

Secondary  
Rental

Market  
Rental

Attainable  
Homeownership

Market  
Ownership

Supportive & Transitional Housing

Rental

Market Housing


# Study Process





# Data Sources

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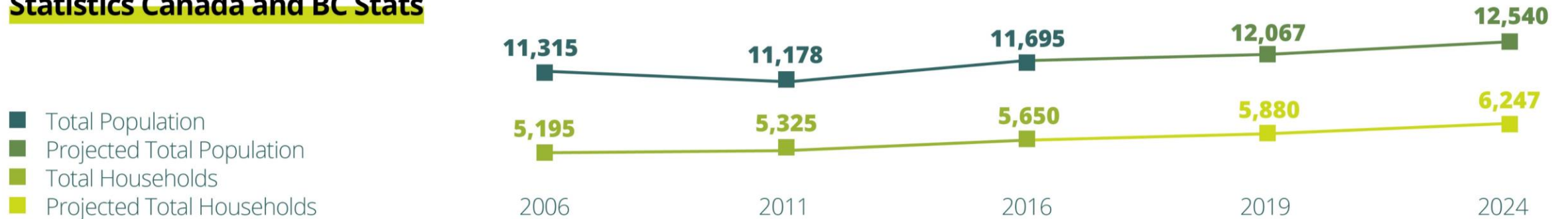
- Statistics Canada
  - Canada Mortgage and Housing Corporation (CMHC)
  - BC Housing
  - Co-operative Housing Federation of BC
  - BC Assessment
  - BC Statistics
  - Town of Sidney
  - Victoria Real Estate Board
  - AirDNA
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# Population Growth

- Population is growing slowly— trend expected to continue if current conditions remain the same
- Anticipated 597 new households between 2016 and 2024—~518 owner and 78 renter households

## Historical and Projected Growth in Sidney, 2006-2024

Statistics Canada and BC Stats







# Households

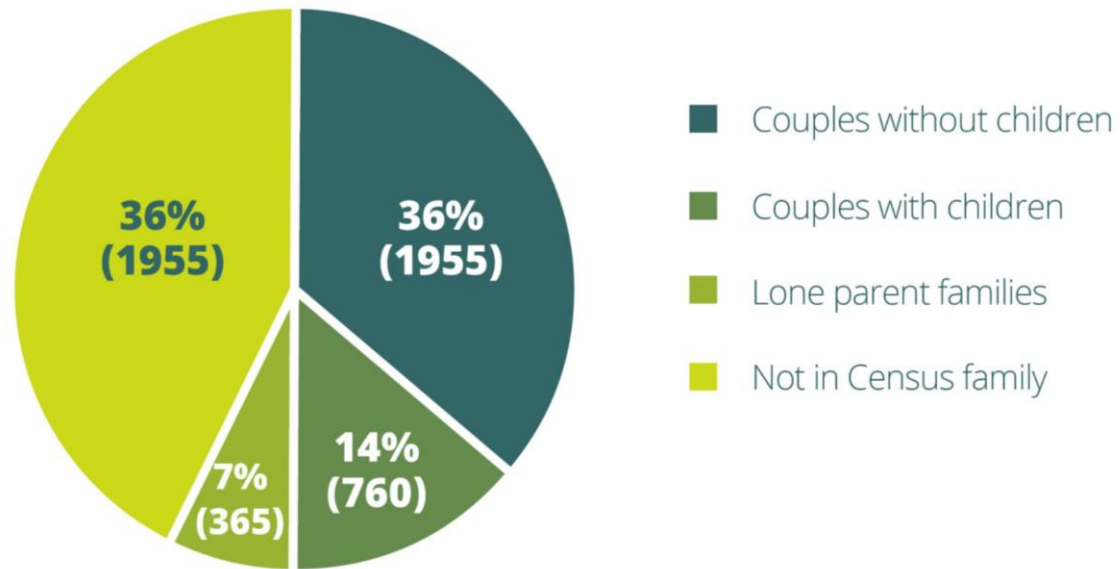
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- Trends show households are getting smaller
- In 2016, 80% of households were 1- or 2-persons and 79% of households were couples without children or individuals (“not in Census family”)

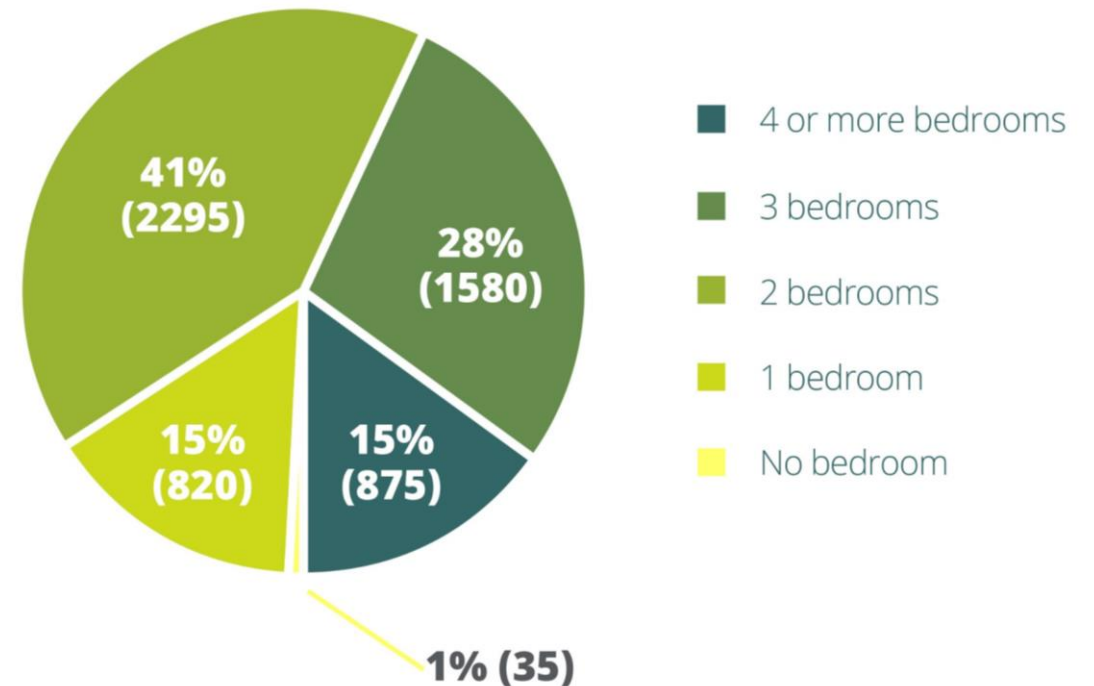


# Households

**Household Type (2016)**  
**Statistics Canada**



**Number of Bedrooms (2016)**  
**Statistics Canada**

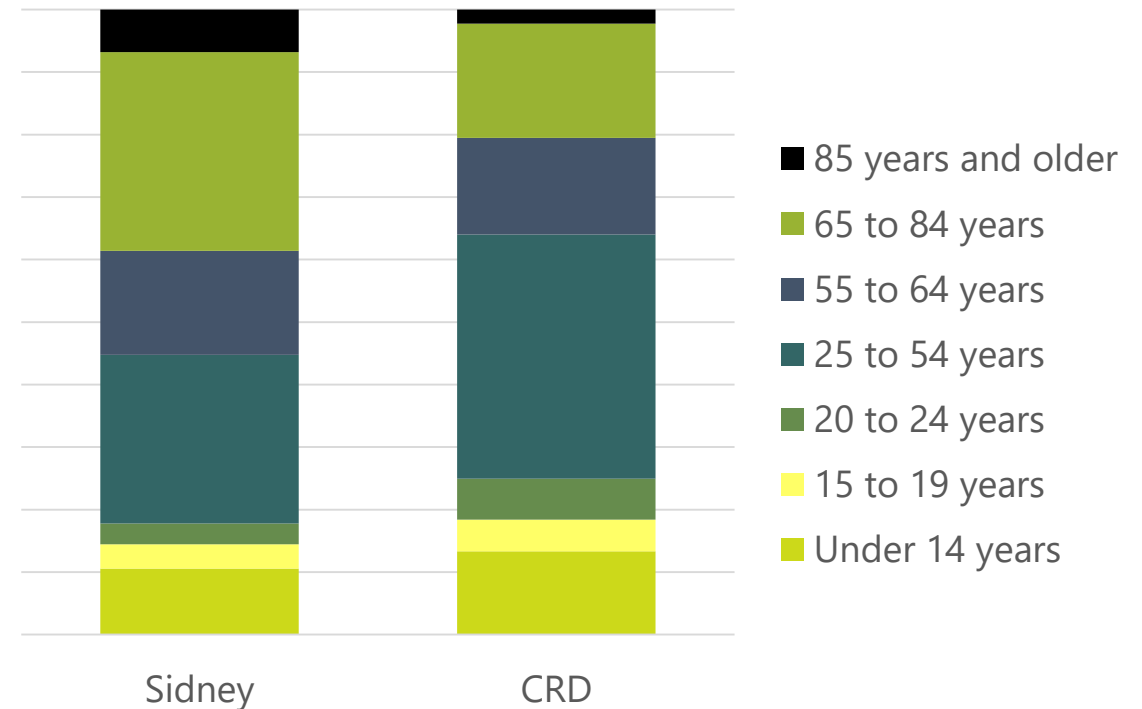


# Age

- Compared to CRD, Sidney has a much higher proportion of adults 65+ and high median age
- Lower proportion of age groups under 55
- Aging trend expected to continue—both through aging of existing population and in-migration of older households

## Age Distribution in Sidney and CRD, 2016

Statistics Canada



Community	Sidney	CRD
2016 Median Age	58.2	44.8
Change 2006 to 2016	+9%	+4%

# Median Household Incomes

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	<b>Community</b>	<b>Sidney</b>	<b>CRD</b>
2016 Median Household Income		\$64,151	\$69,642
Change 2006 to 2016		+10%	+11%

## Sidney – Median Household Income by Tenure

**Owner Households**

\$69,489

**Renter Households**

\$47,929

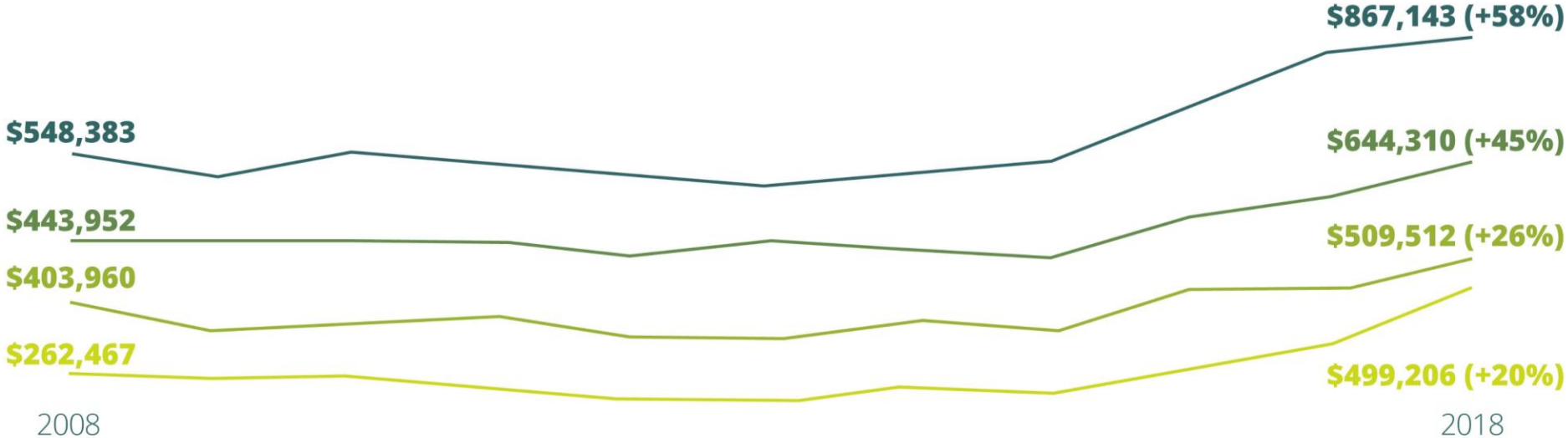
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# Homeownership Market

Owner  
Households:  
76%

## Average Sales Price, 2008-2018 Victoria Real Estate Board

- Single Family
- Condo
- Townhouses
- Manufactured Homes



# Market Ownership Affordability Gap Analysis

	Median Household Income	Affordable Monthly Shelter Costs	Average Sales Price 2019				
			3-Bedroom Single Family	Duplex, Triplex, or Fourplex	2-Bedroom Row House	2-Bedroom Apartment	1-Bedroom Apartment
			\$844,463	\$838,957	\$622,193	\$533,195	\$354,309
<b>Couples without children</b>	\$88,194	\$2,497	-\$1,535	-\$1,444	-\$293	-\$206	+\$547
<b>Couples with children</b>	\$115,759	\$3,166	-\$846	-\$755	+\$396	+\$483	+\$1,236
<b>Lone-parent families</b>	\$64,864	\$1,848	-\$2,119	-\$2,028	-\$876	-\$789	-\$36
<b>Individuals not in Census families</b>	\$40,457	\$1,222	-\$2,729	-\$2,638	-\$1,486	-\$1,399	-\$647



# Rental Market Trends

Renter  
Households:  
24%

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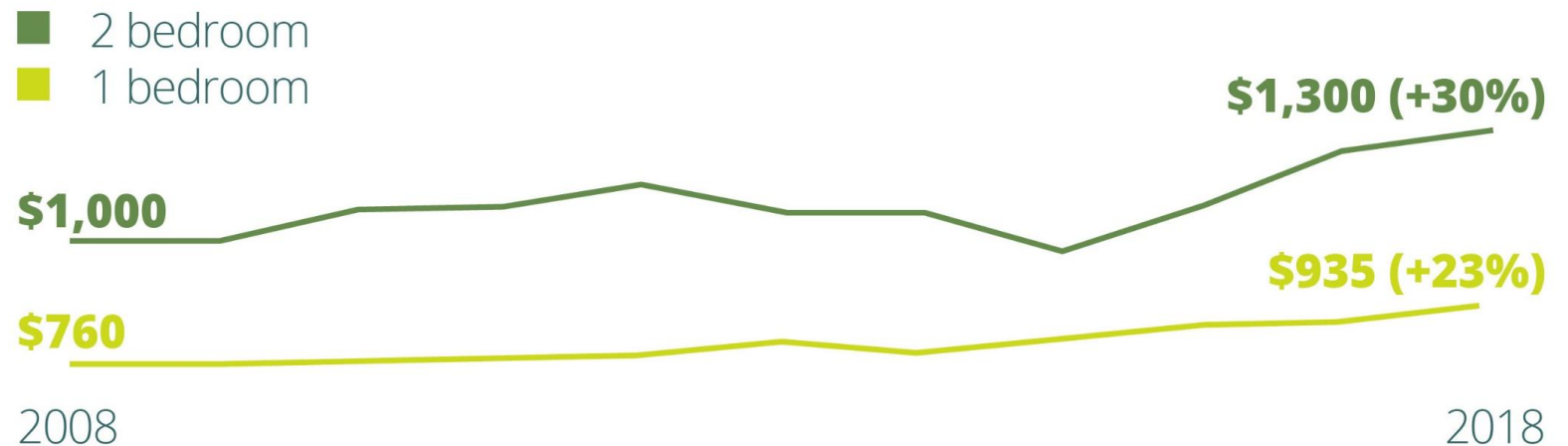
- As of 2018, 256 primary rental units in Sidney— little change in past decade
- Over 1,000 households are estimated to be renting in the secondary rental market
  - Secondary suites, coach homes, rented condominiums / single-family houses



# Primary Rental Market Trends

- Sidney's rental vacancy rate has been at or near 0% since 2015
- Rise in median rents have followed provincial caps

## Primary Rental Market Median Rents, 2008-2018 CMHC





# Rental Market Affordability Gap Analysis

	Median Household Income**	Affordable Monthly Shelter Costs	Median Rent 2018	
			2-Bedroom Apartment	1-Bedroom Apartment
			\$1,460	\$1,095
Couples without children	\$60,926	\$1,523	+\$63	+\$428
Couples with children	\$77,229	\$1,931	+\$470	+\$835
Lone-parent families	\$45,086	\$1,127	-\$333	+\$32
Individuals not in Census families	\$29,805	\$745	-\$715	-\$350

# Housing Indicators

- Housing unaffordability is the greatest challenge for Sidney households

## Housing Indicators for Sidney

UNSUITABLE - 2%

35 65

INADEQUATE (MAJOR REPAIRS NEEDED) - 3%

65 125

UNAFFORDABLE (SPENDING 30%+ ON SHELTER) - 22%



■ Owner  
■ Renter



# Stakeholder Interviews

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- Non-market housing and services
- Market rental and ownership
- Seniors housing / support services
- Community / economic organizations

*Due to the large seniors population in Sidney and the number of seniors housing and service providers, the findings may underrepresent the needs of non-senior households*

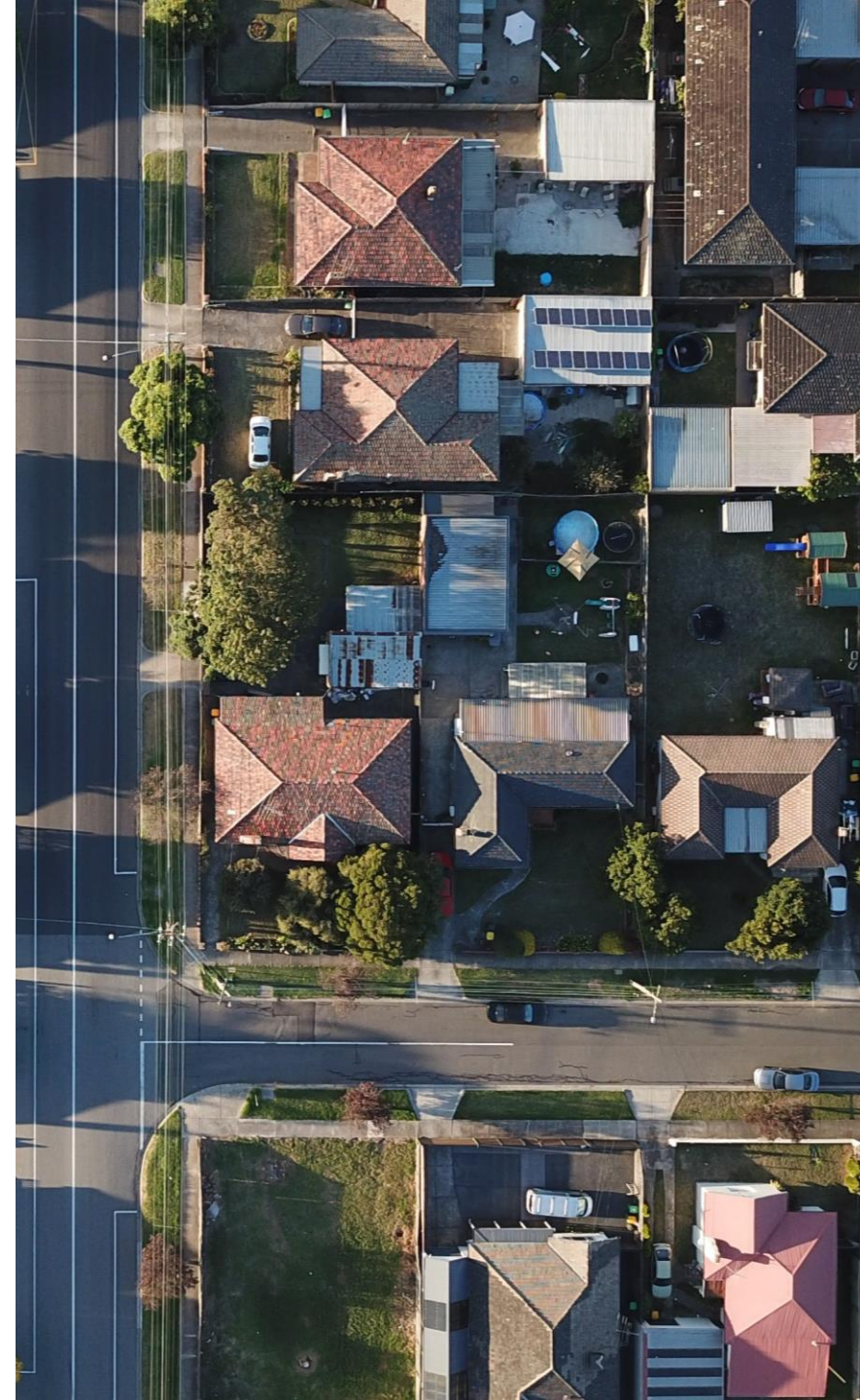


# What We Heard

## Key Needs and Issues

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- Housing for changing demographics—seniors downsizing, younger households wanting to move to Sidney
- Lack of workforce housing
- Lack of rental units at range of affordability levels
- Cost of land





# What We Heard Opportunities

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- More housing options and diversity of housing
  - Offer development incentives
  - Engage and educate the community about housing
  - Invest in affordable housing
  - Leverage municipal assets where possible
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# Housing Need Summary

## Homeownership

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- Approximately 671 new ownership units have been built since 2016 or are expected within the next two to three years
- *Number* of new units is exceeding pace of projected population growth, but *affordability* of new units is not addressing underlying and growing needs





# Housing Need Summary

## Rental Housing

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- Rental emerged as the greatest need—at a range of affordability levels
- 56 new rental recently came online, including 28 near-market units (Aranza)
- ~100 rental units are expected in the next two to three years



# Housing Need Summary

## Rental Housing

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Need	Existing Unmet Need (As of 2016)	Future Demand (2016 to 2024)
Below-Market Rental	400	25
Near-Market Rental	155	9
Market Rental	At least 42	44
<b>Total Rental Units</b>	<b>At least 597</b>	<b>78</b>

- Partnerships and incentives are needed to increase rental at different levels of affordability
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# Housing Need Summary

## Supportive & Transitional Housing

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- 37 Sidney households on BC Housing's Housing Registry
  - Unknown how many households may be on other housing waitlists (e.g., housing co-operatives, seniors housing providers, etc.)
- No units in Sidney dedicated to serving persons with disabilities or individuals experiencing homelessness





# Policy Recommendations

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- Strategy #1** Strengthen policies and regulations to prioritize needed housing types
- Strategy #2** Strengthen incentives for non-profit and private developers
- Strategy #3** Develop and strengthen partnerships and coordination





# Strategy #1


## Strengthen policies and regulations to prioritize needed housing types

- Define “made-in-Sidney” affordability thresholds in OCP
  - Prioritize affordable rental units through tools such as use of Affordable Housing Reserve funds, density bonusing, and inclusionary zoning
  - Expand use of inclusionary zoning and density bonusing
  - Expand secondary suite opportunities
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## Strategy #2

# Strengthen incentives for non-profit and private developers

- Introduce, test, and promote a package of incentives for multi-family developments with a sliding scale of incentives based on level of affordability
  - Build developer and non-profit awareness of BC Housing and CMHC funding and financing programs
  - Monitor impact of incentives in achieving affordable housing units
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## Strategy #3


# Develop and strengthen partnerships and coordination

- Complete a land audit to identify underutilized lands in Sidney that could be potential used for housing
  - Engage BC Housing, developers, and non-profit providers to identify opportunities for affordable housing in new developments
  - Convene conversations with local developers and BC Housing about the Affordable Homeownership Program (AHOP)
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# Key Takeaways

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1. Number of new units is exceeding pace of projected population growth, but greater affordability is needed to address needs
  2. Significant need for rental housing at different affordability levels—market, near-market, below-market, and deep affordability
  3. Incentives, grants, and/or land are required to support needed affordability levels
  4. Partnerships are key to new affordable housing—local government, developers, non-profits, BC Housing
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# Questions





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**Thank You!**







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# **Extra Slides**

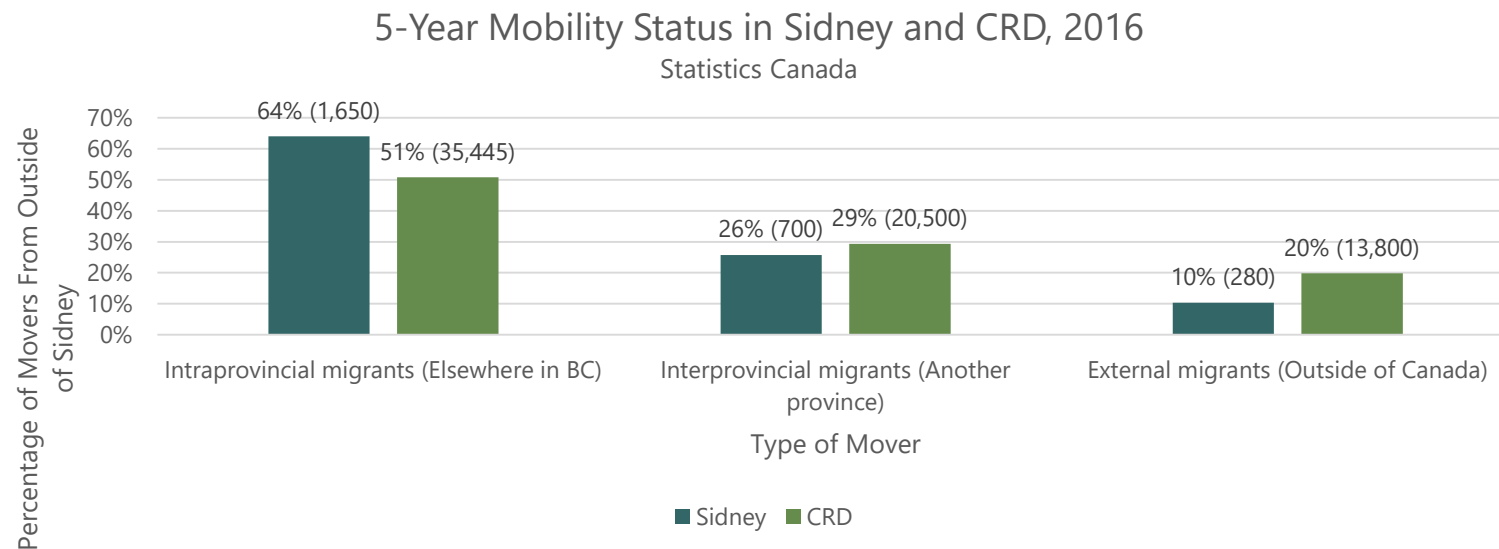


# Study Process

Component	Task	Timeline
Component #1: Information Review	<ul style="list-style-type: none"><li>• Review of existing policies and plans</li><li>• Data collection</li></ul>	July / August 2019
Component #2: Stakeholder Engagement	<ul style="list-style-type: none"><li>• Interviews with key stakeholders</li></ul>	September 2019
Component #3: Analysis	<ul style="list-style-type: none"><li>• Data analysis</li><li>• Summary report</li></ul>	September to early October 2019
Component #4: Reporting	<ul style="list-style-type: none"><li>• Recommendations</li><li>• Final report</li><li>• Executive summary</li></ul>	Late October 2019

# Mobility

- 44% of Sidney's population changed their place of residence between 2006 and 2011—same as CRD
- 56% of movers came from another municipality, compared to 45% in the CRD





# Secondary Rental market Trends

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- Data on Sidney's secondary rental market is not available
- Victoria CMA (regional):
  - Rental costs are rising for rented single-detached homes, semi-detached / row houses / duplexes, and condominiums
  - Rental costs for condominiums have risen dramatically
  - Average price of accessory dwellings does not appear to be increasing, but data quality is limited

