



VILLAGE OF
VALEMOUNT

Let the mountains move you

Affordable Housing Needs & Demands Assessment

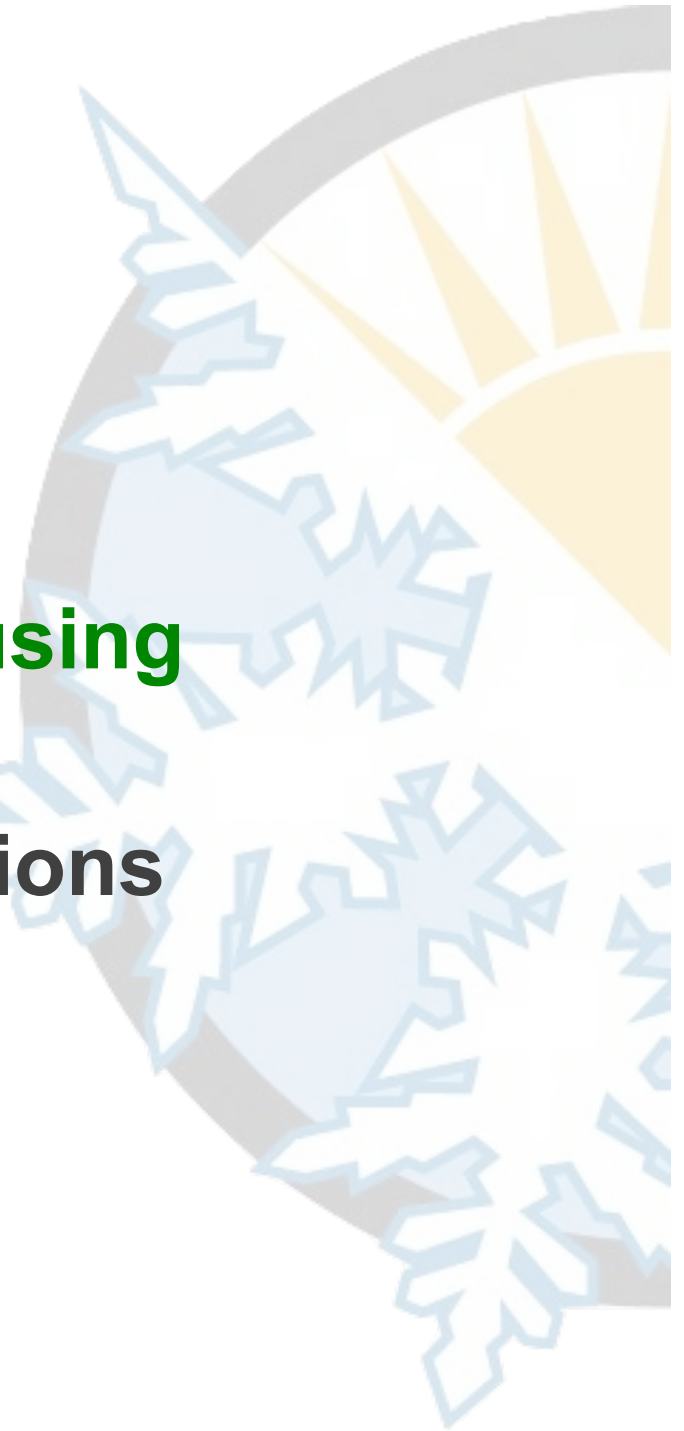
Presentation to Village Council



Tuesday, January 26, 2016

Introduction

- 1. Study Goals**
- 2. Key Findings: Needs & Demands Assessment**
- 3. Overview: Affordable Housing Best Practices**
- 4. Summary: Recommendations**
- 5. Council Q&A**



Study Goals

- To **inform decisions** that will result in a **robust and diverse housing supply** that meets the needs and provides options for the **full range of Valemount residents**;
- To help **position the Village** of Valemount to establish a housing supply that **aligns with economic growth and diversification opportunities**; and
- To **identify housing delivery options** that can be pursued promptly, as well as in the medium and long term.



VILLAGE OF
VALEMOUNT

Let the mountains move you

Housing Needs & Demands Assessment



Statistical Data Analysis

Population

- **Past Growth (1991-2011)**
 - Decreased by 9.8% (-0.5% per year) – began pre 2001
 - BC (+1.7% per year) and Canada (+1.1% per year)
- **Projected Growth to 2035**
 - 715 – 1,065 *permanent* residents
 - Growth is likely to come from non-permanent residents regardless of ski hill development (very difficult to track)
- **Mobility (2006-2011)**
 - High: 21.4%-24.2% turnover (vs. BC avg.: 13.2%-14.6%)
- **Demographics (1996-2011)**
 - Losing families; gaining older adults, empty nesters, seniors

Statistical Data Analysis

Population

- **Household Characteristics (1996-2011)**
 - Declining proportion of families
 - Increasing proportion of single fathers
 - Increasing proportions of singles and “other” households (i.e., co-habitation)
- **Co-habitation (2011)**
 - 11.1% of lone-parents (5)
 - 24.4% of singles (55)
 - 14.3% of single seniors (10)
- **Average Household Size (1996-2011)**
 - Declined by 18.9% (from 2.7 pph to 2.2 pph)

Statistical Data Analysis

Incomes

- **Median Incomes (2006-2013)**
 - Increasing over time (21.4% for couples, 4.2% for lone parents, 20.6% for singles)
- **Compared to Provincial Average (2013)**
 - Valemount Couples: 11.0% lower
 - Valemount Lone-Parents: 24.2% lower
 - Valemount Singles: 2.1% higher
- **Social Assistance and Poverty (2006-2013)**
 - Both are lower than the provincial average
 - Still, there were 120 households (15.6%) earning incomes at or below the Low Income Measure (LIM) in 2013

Statistical Data Analysis

Employment

- **“Top 3” Industries (Statistics Canada: 2011)**
 - Health & Education: 65 jobs (16.0%)
 - Manufacturing & Construction: 50 jobs (12.3%)
 - “Other” Services: 220 jobs (54.3%)
- **“Top 3” Occupations (Statistics Canada: 2011)**
 - Trades, Transport & Equipment Operators: 140 jobs (30.4%)
 - Sales & Service: 125 jobs (27.2%)
 - Business, Finance & Administration: 55 jobs (12.0%)
- **“Top 3” Jobs (Statistics Canada: 2011)**
 - Accommodation and Food Services (19.3%)
 - Transportation and Warehousing (17.2%)
 - Tie: Retail Trade + Health Care and Social Assistance (7.5%)

Statistical Data Analysis

Housing Supply

- **Dwellings by Type & Tenure (1996-2011)**
 - Limited diversity: Mostly single family and mobile homes
 - Marginal loss of rental (5 units: -3.7%)
- **Seasonal Homeownership (2001-2011)**
 - Increased by 142.2%
 - Est. 118 homes (20%) in 2011
- **Average Dwelling Values (1996-2011)**
 - Increasing over time but slower (and lower) than provincial average
- **Average Housing Costs (1996-2011)**
 - Increasing over time for both homeowners and renters

Statistical Data Analysis

Housing Supply

- **Current Housing Costs – Homeownership (2015)**
 - Median: \$155,000 (est. income required: \$32,500)
 - “Entry-Level”: \$67,000-\$95,000 (est. income required: \$15,750-\$21,000)
- **Current Housing Costs – Rental (2015)**
 - 1-Bedroom: \$490 (est. income required: \$19,600)
 - 2-Bedrooms: \$590 (est. income required: \$23,600)
 - 3-Bedrooms: \$900 (est. income required: \$36,000)
 - 4-Bedrooms: \$1,025 (est. income required: \$41,000)
- **Affordable and/or Supportive Housing Inventory**
 - Non-market: 0
 - Near-market: limited (staff accommodations)
 - Seniors: 23 units (Independent Living only)

Statistical Data Analysis

Housing Needs

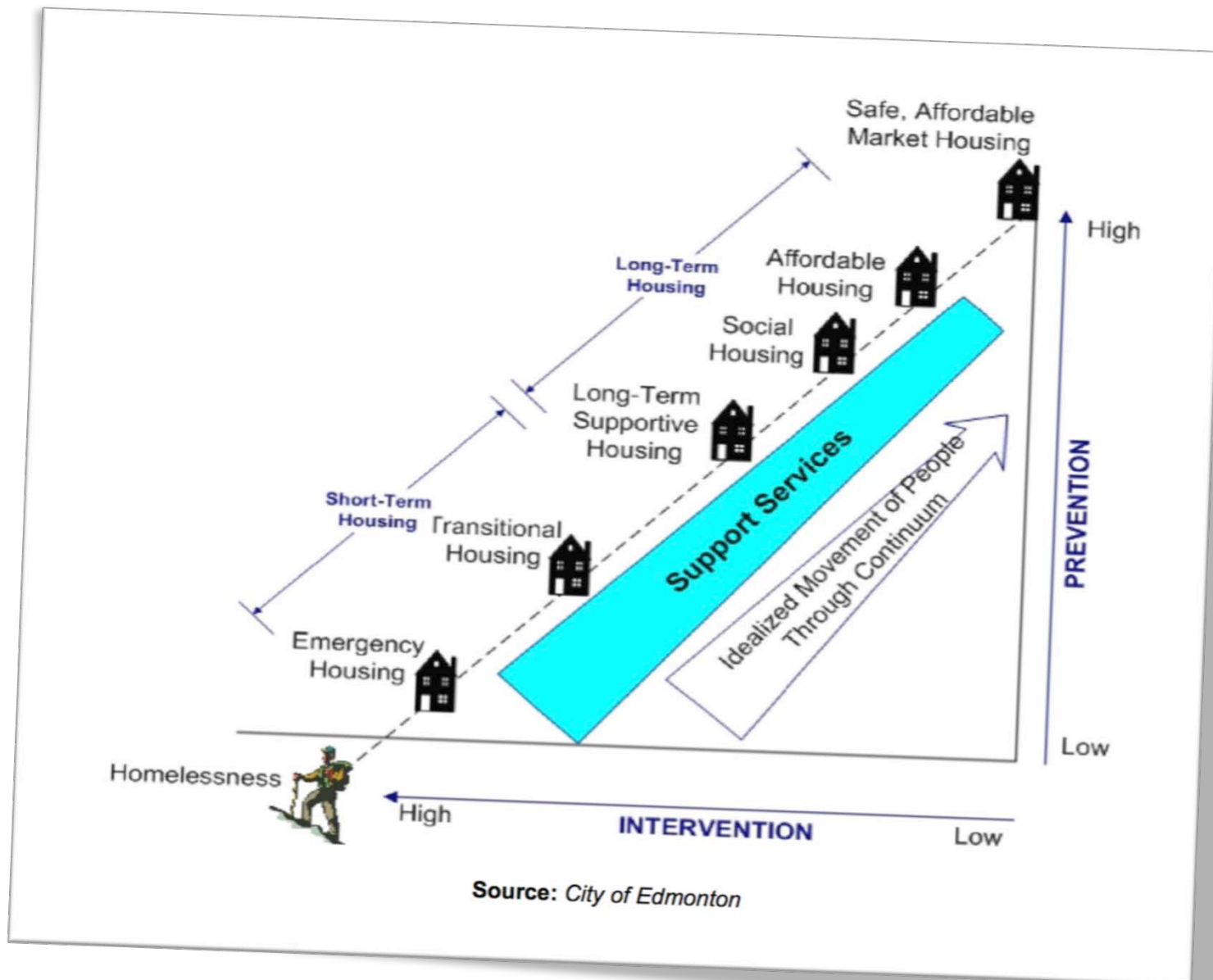
- **Adequacy (2011)**
 - 50 homes in need of major repairs (10.5%)
 - Provincial average: 7.2%
- **Suitability (2011)**
 - No (0) overcrowded households identified (N<5)
- **Accessibility (2011)**
 - Est. 5-10 households in need of accessible housing and/or accessibility features/assistive technologies
 - Estimates based on provincial and national averages
- **Choice (2011)**
 - Addressed earlier (no special statistical measure or standard found)

Statistical Data Analysis

Housing Needs

- **Affordability (1996-2011)**
 - Data suggests that overall housing affordability is improving over time (but fluctuates)
- **National Household Survey (2011)**
 - 95 households (20.0%) paying 30% or more of their combined before-tax household income on housing
- **Housing Income Limits (2013)**
 - Est. 165 area census families (21.4%) earned at or below HILs – of which 60 (7.8%) likely in “severe housing need” (i.e., spending 50% or more of their income on housing).
- **Conclusion re: 95 Households (2011 NHS Data)**
 - Core Housing Need (30-49%): est. 60 households (12.7%)
 - “Severe Housing Need” (50%+): est. 35 households (7.3%)
 - Absolute Homelessness: < 5

The Housing Continuum





VILLAGE OF
VALEMOUNT

Let the mountains move you

Affordable Housing Best Practices



Best Practices

Four Themes

1. “Bricks and Mortar” Tools and Best Practices

- How to build housing in a way that makes it more affordable

2. Organizational Structures and Best Practices

- Different legal structures that help to enhance and promote greater housing affordability

3. Financial Tools and Best Practices

- How to finance the construction of housing to help achieve greater levels of affordability

4. Municipal Tools and Best Practices

- Different supports that municipalities can provide to enhance and promote greater housing affordability

Best Practices

“Bricks and Mortar” Tools & Best Practices

- **Many of these are common practice and use a variety of strategies to help:**
 - ...reduce land acquisition costs
 - ...increase density (reduce per-unit land costs)
 - ...reduce planning and development costs
 - ...reduce construction material costs
 - ...reduce construction labour costs
 - ...reduce profit motive
 - ...reduce operating costs
 - ...promote shared living arrangements
 - ...reduce future renovation and upgrading costs

Best Practices

Organizational Structures & Best Practices

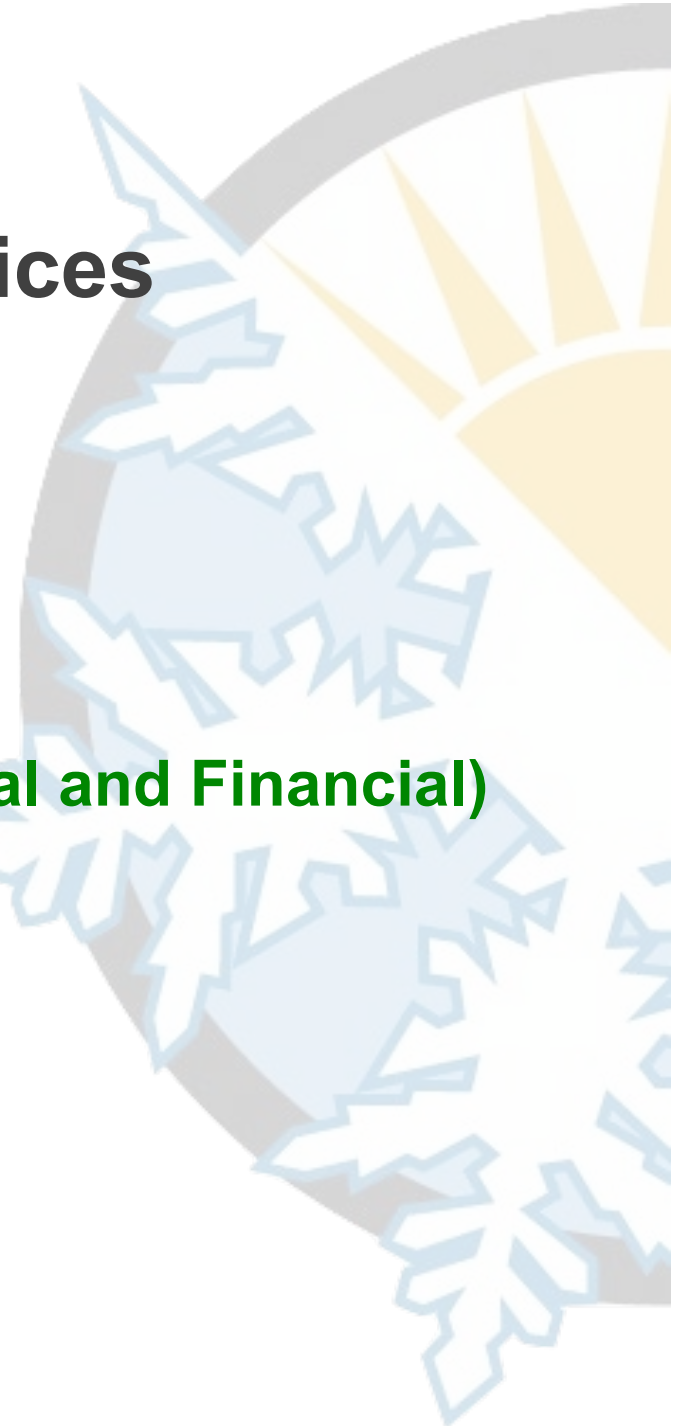
- **For-Profits**
 - **Developers, Builders & Contractors/Trades**
 - **Family Care Homes**
 - **Satellite Homes**
- **Non-Profits/Semi-Private Limited Equity**
 - **Non-Profit Societies**
 - **Registered Charities**
 - **Housing Co-operatives**
 - **Cohousing**
 - **Community Land Trusts**
 - **Non-Profit Development Corporations**



Best Practices

Financial Tools & Best Practices

- **Fundraising**
- **Bank Financing**
 - Preferred Rate Financing
 - Pooling of Resident Equity
 - Refinancing/Lines of Credit
- **Improving Project Viability (Social and Financial)**
 - Mixed-Income Housing Projects
 - Social Enterprises
- **Local Investment Capital**
 - Community Investment Deposits
 - Community Bonds
 - Community Reinvestment Funds
 - Housing Reserve/Trust Funds



Best Practices

Municipal Tools & Best Practices

- **Education & Advocacy**
- **Removing Barriers**
- **Incentives**
- **Requirements**
- **Fees and Taxes**
- **Government Land**
- **Private Non-Profits**
- **Financial Approaches**
- **Municipal Housing Authorities & Corporations**





VILLAGE OF
VALEMOUNT

Let the mountains move you

Recommendations



Recommendations

Goal #1: Minimize the Loss of Existing Affordable Housing

1. Establish preferred siting criteria for affordable housing
2. Limit land use redesignations to those that meet *identified* (i.e., documented) community needs
3. Restrict *Strata Title* conversions

Recommendations

Goal #2: Encourage the Development of New Affordable Housing

1. Provide assistance to help others take advantage of Provincial/Federal affordable housing grants
2. Develop an Inclusionary Zoning policy (Sections 903, 904 and 905 of the *Local Government Act, 2015*)
3. Develop staff housing requirements
4. Develop a Perpetually Affordable Housing Program
5. Explore opportunities to use tax exemptions to encourage new affordable housing and/or the upgrading of unsafe/unsightly homes in the downtown core (Section 226 of the *Community Charter*)
6. Conduct a review and inventory of the community's land resources (Municipal, Provincial, Federal, etc.)

Recommendations

Goal #3: Build Additional Community Capacity for Affordable Housing

1. Post the *Valemount Affordable Housing Needs & Demands Assessment* final report on the Village's website
2. Establish annual housing priorities, goals and targets
3. Explore options to expand the *Zoning Bylaw* to incorporate a broader range of zoning options
4. Review best practices for affordable housing
5. Recruit a recognized, quality non-profit affordable housing organization to build a project in Valemount
6. Promote a balanced, regional approach to providing affordable housing (include RDFFG and surrounding communities)
7. Consider creating a Valemount Housing Authority

Next Steps

- 1. Review and prioritize recommendations based on opportunities and community capacity**
- 2. Consult with the community on implementation strategies**
- 3. Develop detailed implementation plans**
- 4. Proceed with implementation plans**



VILLAGE OF
VALEMOUNT

Let the mountains move you

Affordable Housing Needs & Demands Assessment

Thank You!

