

# Housing Needs Assessment Engagement Summary – Fall 2020

## Project Overview

The Village of Canal Flats is preparing a Housing Needs Assessment to better understand the current housing situation in the Village and learn more about the types of housing that may be required in the future to meet the varying needs of all residents.

This understanding will not only help to inform the housing component of the Age-Friendly Plan that is also currently being developed, but will support the Village, community organizations and builders and developers as they make decisions about existing and future residential development.

The Housing Needs Assessment process includes a review of technical information and data to learn more about the current housing market in the Village and region, including:

- Demographics (population, employment, income etc.)
- Current supply and demand
- Condition of existing housing
- Assessed housing value and selling prices
- Rental vacancy rates
- What gaps exist in the housing market and potential opportunities to fill those needs
- The existing housing situation and gaps
- Anticipated future housing types and forms (e.g. number of bedrooms) needed

## Project Timeline



### **PHASE 1 – BACKGROUND RESEARCH** **AUGUST TO OCTOBER 2020**

- Review of Village Documents
- Data Collection and Analysis
- Stakeholder and Community Engagement



### **PHASE 2 – HOUSING NEEDS ASSESSMENT REPORT** **OCTOBER TO DECEMBER 2020**

- Prepare Housing Needs Assessment
- Present Final Housing Needs Assessment Report to Council

## Engagement Overview

As part of this process, interviews with community stakeholders, including Mayor Sterzer and Village Administration, local developers and service providers, and an online survey were conducted in September and October 2020. Feedback was gathered on what gaps in housing or services in the Village currently exist, what barriers residents may have experienced or are currently experiencing and what ideas residents have to help identify the type of housing required to meet the housing needs (e.g. income, accessibility, size, affordability) of all residents over the next five years.

## Community Engagement – Key Themes

The below table consists of a high-level summary of key themes that emerged from feedback provided through the community survey and conversations with stakeholders. The key themes described below and summary of feedback in the following section are based on residents and stakeholders experiences and perspectives related to housing.

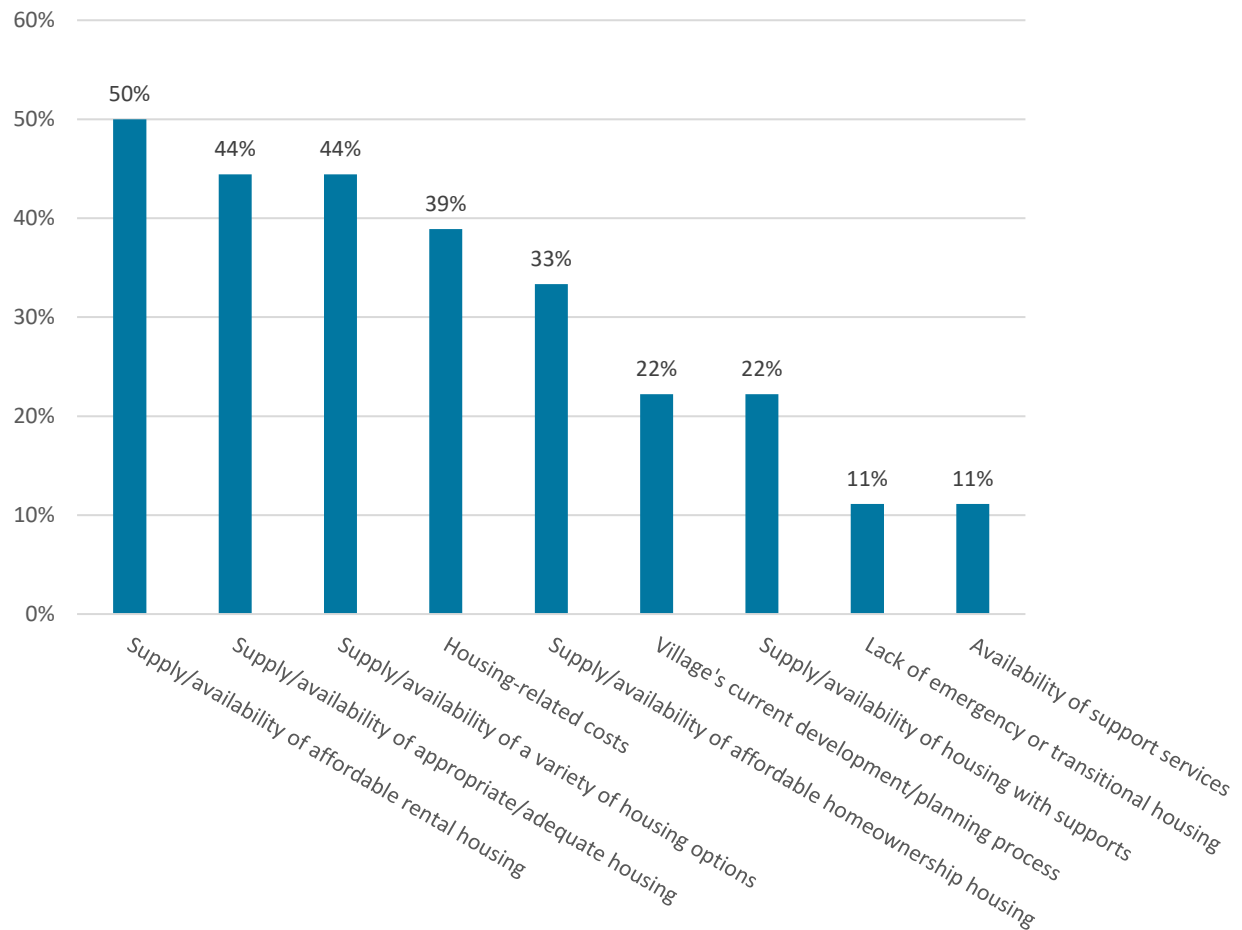
Key Themes	
Seniors Housing	<ul style="list-style-type: none"> <li>• Lack of medical or care services</li> <li>• Lack of affordable and appropriate rental stock</li> </ul>
Housing for Families	<ul style="list-style-type: none"> <li>• Limited available housing with 2+ bedrooms</li> </ul>
Rental Housing	<ul style="list-style-type: none"> <li>• Few rental options</li> </ul>
Development	<ul style="list-style-type: none"> <li>• Lack of housing development and/or barriers to development</li> </ul>
Quality	<ul style="list-style-type: none"> <li>• Lack of good quality housing options both to rent and buy</li> </ul>

## Community Survey

Residents and stakeholders provided feedback on current issues, future challenges and barriers related to accessing and maintaining housing through a community survey. Overall, 18 respondents provided feedback. A summary of feedback shared related to the topic areas is provided below.

### Top 3 Most Pressing Housing Issues

- Supply/availability of affordable rental housing (50%)
- Supply/availability of appropriate/adequate housing (44%)
- Supply/availability of a variety of housing options (44%)



If participants chose “Availability of support services” or “Supply/availability of appropriate/adequate housing”, they were asked to provide specific examples. A brief summary of the feedback shared is provided below and is based on the frequency and diversity of comments.

**Availability of support services (e.g. culturally appropriate supports, mental health supports, educational programs):**

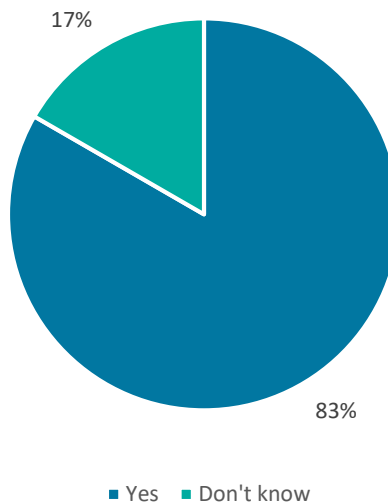
- Homecare or medical services for seniors so they don't have to travel

**Supply/availability of appropriate/adequate housing (e.g. seniors housing, number of bedrooms, condition of home, safety):**

- Seniors housing
- Affordable housing for those with a fixed income
- Housing with home offices as work-from-home becomes more prevalent
- Good quality housing
- Housing for families with 2+ bedrooms

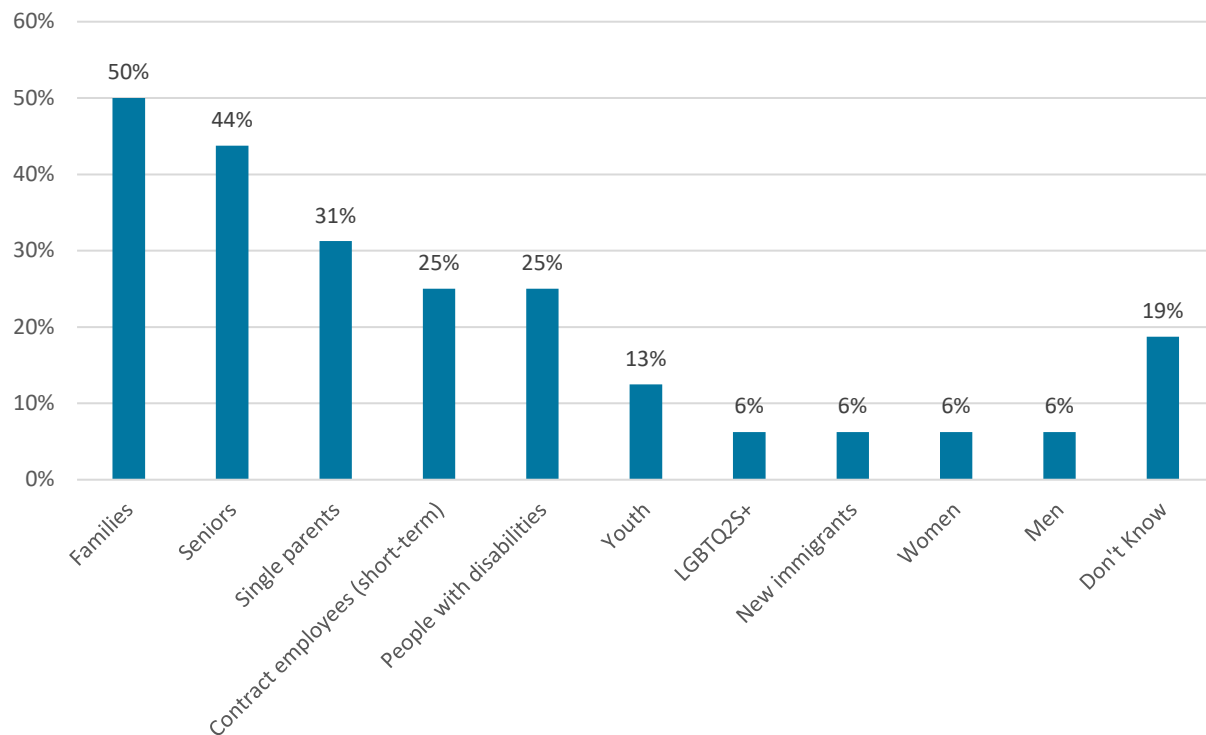
## Housing Challenges Over the Next Five Years

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- High cost of living, including high rents
- Lack of overall housing supply and diversity, and little development occurring
- Barriers to development of affordable or good quality housing due to bylaws
- Lack of affordable rental stock, particularly for seniors or families
- Lack of housing for seniors with access to medical services

## Groups of Residents Who May Have Difficulty Finding Adequate Housing



## Biggest Barrier to Meeting Current Housing Needs

- Affordability
- Lack of rental stock
- Limited housing options for seniors and families
- Lack of good quality stock to purchase

## Ideas to Address Gaps and Future Housing Needs of Older Adults

- Mobile homes and smaller homes
- In-house or nearby healthcare and services – there is currently a lack of healthcare practitioners
- Residential buildings with services for maintenance (such as yard work), medical services and socialization
- Mother-in-law suites, or allow for subdivision
- Housing complex, apartments or care home
- Affordable rental only apartments, or fixed-income housing

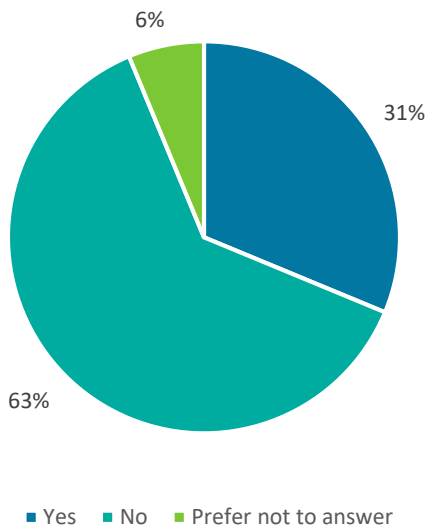
## Additional Comments on Housing

- High taxes are a barrier
- Too many vacation homes
- Current lack of affordable and good quality housing options
- Need to eliminate barriers to development, such as allowing for infill development
- Need for affordable seniors housing (rental houses or larger complex)
- Lack of rental options

## Survey Participant Demographics

### Experienced Challenges in Finding Housing

31% of survey respondents indicated they had ever experienced challenges either finding or maintaining appropriate housing that met their needs.

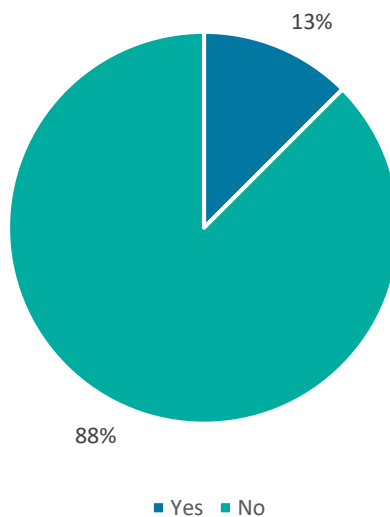


### Biggest Challenge

- Lack of support resources for seniors
- Lack of affordable stock both to rent and buy

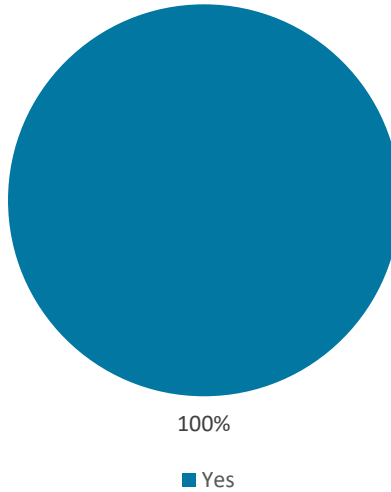
### Experienced Homelessness

13% of survey respondents identified that they had ever experienced homelessness.



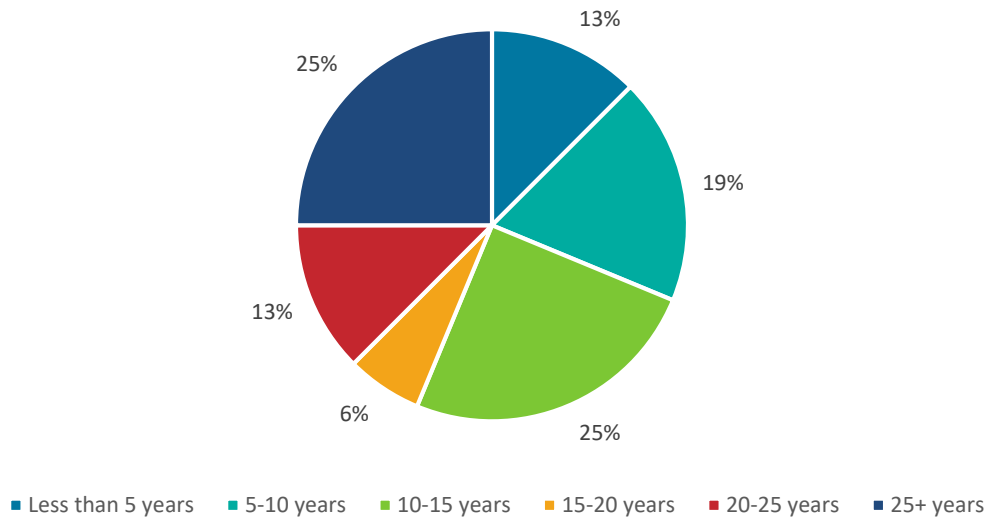
### Canal Flats Resident

All survey respondents identified as Canal Flats residents.



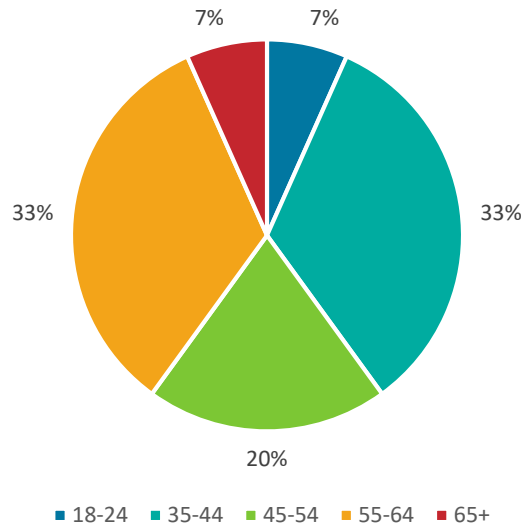
### Length of Time Living in Canal Flats

Survey respondents ranged from living in Canal Flats for less than 5 years to more than 25 years with about two thirds of respondents having lived in Canal Flats for 10 years or longer.



### Age

The age range of survey respondents varied with a majority identifying as being between the ages of 35 to 64.



### How Participants Heard About the Survey

Facebook was the primary way that respondents heard about the survey.

