

2024 District of Ucluelet Interim Housing Needs Report - Appendix to the 2021 District of Ucluelet Housing Needs Report / West Coast Housing Need and Demand Study

2024 Update:

This addendum to the 2021 Ucluelet Housing Needs Report (HNR) has been prepared according to the new legislated requirements under the *BC Local Government Act* and *Housing Needs Reports Regulation*.

A. Housing Needs:

The number of housing units currently needed in the District of Ucluelet has been calculated using the HNR Method for the next 5 and 20 years (see pages 5 through 9 of this Appendix for details):

- Next 5 years: **245** additional new units needed
- Over the next 20 years: a total of **794** new housing units needed

The key findings and recommendation from the 2021 HNR prepared by M'Akola Development Services and Turner/Drake & Partners Ltd. are still valid and will continue to guide municipal and regional actions to address community housing challenges. This update and calculation of the 5- and 20-year demand for new housing supply will help focus those efforts. Some takeaways from the housing calculations (within the total new units noted above):

- 48 new units will be needed to support households experiencing extreme core housing need.
- 22 new units will be required to meet the needs of people experiencing homelessness.
- 170 new units are necessary to overcome suppressed household formation (providing opportunities for people to make transitions in their life which are currently being limited by the lack of housing supply – such as moving out into one's own place, or couples affording a home without the need for roommates, purchasing a first home, etc.).
- 319 new units are projected to meet the needs of community growth over the next 20 years (this represents roughly 1.8% annual growth of the permanent resident households in Ucluelet above the 880 counted in the 2021 census).
- An additional 228 units are projected to meet additional local demand, based on the provincial guidelines (these could account for second homes, lifestyle and investment purchases, etc.).

B. Housing in Proximity to Transportation Infrastructure

Ucluelet's town centre contains virtually all services, jobs and commercial activity serving the community. The policies in the Ucluelet Official Community Plan bylaw prioritize new residential density and pedestrian facilities within walking distance of the centre of town. Infill and mixed-use development in proximity to the Village Square are encouraged to maintain a compact, vibrant and livable community. Walkability, accessibility and proximity to transportation infrastructure inform decisions on new housing development.

In 2024, regional transit service was introduced connecting Ucluelet with Hitacu, Tofino and the entire west coast. It is expected that this fledgling transit service will become increasingly integrated in the daily lives of residents, providing an alternative to automobile trips.

New regional infrastructure supporting active and alternative transportation includes the completion of the ʔapsčiiik ʔašii multi-use pathway through the Pacific Rim National Park Reserve. Within town, Ucluelet has just completed upgrades to create new dedicated pedestrian and cycling facilities through the centre of town on Peninsula Road and Larch Road; these facilities connect to the regional multi-use path and provide new safe routes to connect residents with school, work, services and recreational opportunities - both close to home and across the west coast region.

District policy supports the continued integration of residential uses with transportation infrastructure and the supporting services to support lower-carbon, accessible and affordable community housing as the town grows.

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C. Ucluelet Housing Actions 2022 - 2024:

- January 2022 adopt Housing Needs Report
- May 2022 fast-track rezoning 221 Minato Road: 212 units, 78% attainable and affordable
- June 2022 adopt OCP Bylaw No. 1306, 2022
- June 2022 Zoning & Business Licensing Amendment Bylaws No. 1310 & 1313: require principal residence for B&B's, add ADU's in all residential zones
- March 2023 rezone district-owned 1300 Peninsula Road for multi-family residential; Council earmarks land and Affordable Housing reserve funds for engineering shovel-ready supportive housing development
- March 2023 report on pilot project; TUP's for seasonal worker housing
- March 2023 Council earmarks additional \$330,000 from Affordable Housing Reserve (bringing total to \$650,000) to offset cost of works for Lot 13 attainable subdivision under BC Housing "Affordable Home Ownership Program"
- July 2023 submit grant application for CMHC Rapid Housing Initiative (RHI) funding for 5-unit supportive housing at 1300 Peninsula Road
- October 2023 create housing action plan to submit to CMHC Housing Accelerator Fund: includes 20 tasks under 5 initiatives:
 - streamline permitting processes
 - realign regulations to match housing needs
 - create housing incentives
 - align infrastructure priorities with community goals for new housing
 - work with regional entities to develop affordable housing
- November 2023 submit 1300 Peninsula Road application to BC Housing - Community Housing Fund (CHF) grant
- 2023 initiate update to Development Cost Charges bylaw
- 2023 earmark funding in 5-year financial plan for feasibility analysis of District-owned "water tower" property for housing (2025 start)
- 2024 received \$160,000 provincial funding to advance development planning and accelerate the hiring of additional Planning staff
- June 2024 adopt Bylaw No. 1346 - Small-Scale Multi-Unit Housing
- June 2024 adopt Bylaw No. 1345 - create new R-1H zone (residential without STR)
- July 2024 adopt Bylaw No. 1350 – new Development Application Procedures

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- July 2024 publish guides to creating new Accessory Dwelling Units and Secondary Suites
- July 2024 adopt policy 13-6723-01 to incentivize legalizing secondary suites
- July 2024 CMHC announces award of \$2.1 million HAF grant funding to Ucluelet over 4 years; majority of funding earmarked by Ucluelet for infrastructure upgrades where servicing capacity is limiting potential development of new housing
- August 2024 revisit growth potential in each sewage system catchment area to enable assessment of critical system upgrades for new housing development
- September 2024 assist Westcoast Community Resources Society in submitting to Request for Pre-Qualification from BC Housing - Women's Transition Housing Fund (for 1300 Peninsula Road)
- 2024 initiate update to Building bylaw
- 2024 initiate update of Subdivision and Development Servicing Standards bylaw

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Calculating 20-year housing need

The following tables calculate 20-year and 5-year housing need according to provincial guidelines. Each table follows these guidelines exactly with the intention that the tables can be directly included in the required interim housing needs report (or included as an addendum to an existing housing needs report).

HART has produced this calculator to support communities in British Columbia satisfy a provincial requirement for interim housing needs reports. Methodologies for housing needs reports can vary widely, and while HART supports the standardization of methodologies for the purpose of provincial or national reporting, we did not have a role in developing the methodology, nor do we unequivocally endorse it. You can learn more about the HART methodology and what it can tell you about your community on our [Housing Needs Assessment Tool page](#).

- *A note on terminology: we use the term RDA, where the province uses the term Electoral Area. For all intents and purposes, these are interchangeable in the calculator.*
- *A note on rounding: per provincial guidelines, the figures in Components A-F are not rounded and are shown to two decimal places. Total housing need is rounded in Table 13 to the nearest whole number, per guidelines.*

Component A: Extreme core housing need calculation

The following tables calculate the new homes required to meet existing Extreme Core Housing Need (ECHN) according to provincial guidelines.

Table 1a

The following table shows total owner and renter households in the four previous census years (Step 1).

EXPORT

Ucluelet DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	415	485	520	585
Renters	230	260	220	295

Table 1b

The following table shows the total number and proportion of owners with a mortgage and renter households in ECHN in the four previous census years, to arrive at an average ECHN rate (Step 2).

Please note that data for owners with a mortgage is only available for 2021.

EXPORT

Ucluelet DM (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage	n/a		n/a		n/a		25	4.27%	4.27%
Renters	30	13.04%	0	0.00%	25	11.36%	20	6.78%	7.80%

Table 2

The following table shows the estimated total of owners with a mortgage and renter households in ECHN in 2021 (Steps 3 and 4).

EXPORT

Ucluelet DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners	585	n/a	n/a
Owners with a mortgage		4.27%	25.00
Renters		7.80%	23.00
Total New Units to Meet ECHN - 20 years			48.00

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Component B: Housing units and homelessness

The following table calculates the number of new homes required to meet the needs of the existing population of people experiencing homelessness (PEH), according to provincial guidelines.

Table 3

The following table shows the estimated number of homes required to meet the need of existing PEH households as a proportion of the regional need (Steps 1-3).

EXPORT

Ucluelet DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
32,685	1,990	6.09%	366	22.28
Total New Units to Homelessness Needs – 20 years				22.28

Component C: Housing units and suppressed household formation

The following tables calculate the number of new homes required to meet the demand from households unable to form due to a constrained housing environment, since 2006, according to provincial guidelines.

Table 4a

The following table shows the number of owner and renter households in 2006 by age of the primary household maintainer (Step 1).

EXPORT

Ucluelet DM (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	15	20
25 to 34 years	70	75
35 to 44 years	70	50
45 to 54 years	135	45
55 to 64 years	70	30
65 to 74 years	45	10
75 years and over	20	10

Table 4b

The following table shows the number of owner and renter households in 2021 by age of the primary household maintainer (Step 1, cont'd).

EXPORT

Ucluelet DM (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	0	25
25 to 34 years	75	90
35 to 44 years	155	80
45 to 54 years	115	35
55 to 64 years	75	25
65 to 74 years	110	25
75 to 84 years	45	10
85 years and over	10	0

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Table 5

The following table shows the population by age category in 2006 and 2021 (Step 2).

Ucluelet DM (CSD, BC)

Age Categories – Household Maintainers	Age Categories – Population	2006		2021	
		All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	125	200	70	125
	20 to 24 years	75		55	
25 to 34 years	25 to 29 years	135	265	125	330
	30 to 34 years	130		205	
35 to 44 years	35 to 39 years	120	235	210	420
	40 to 44 years	115		210	
45 to 54 years	45 to 49 years	130	245	145	260
	50 to 54 years	115		115	
55 to 64 years	55 to 59 years	90	165	85	185
	60 to 64 years	75		100	
65 to 74 years	65 to 69 years	45	60	120	205
	70 to 74 years	15		85	
75 years and over	75 to 79 years	0	25	75	95
	80 to 84 years	10		10	
	85 years and over	15		10	

Table 6

The following table shows the 2006 headship rate of each age category for both renters and owners (Step 3).

Ucluelet DM (CSD, BC)

Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	15	20	200	7.50%	10.00%
25 to 34 years	70	75	265	26.42%	28.30%
35 to 44 years	70	50	235	29.79%	21.28%
45 to 54 years	135	45	245	55.10%	18.37%
55 to 64 years	70	30	165	42.42%	18.18%
65 to 74 years	45	10	60	75.00%	16.67%
75 years and over	20	10	25	80.00%	40.00%

Table 7

The following table shows the potential 2021 headship rate of each age category for both renters and owners if the headship rate from 2006 remained constant (Step 4).

Ucluelet DM (CSD, BC)

Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	7.50%	10.00%	125	9.38	12.50
25 to 34 years	26.42%	28.30%	330	87.17	93.40
35 to 44 years	29.79%	21.28%	420	125.11	89.36
45 to 54 years	55.10%	18.37%	260	143.27	47.76
55 to 64 years	42.42%	18.18%	185	78.48	33.64
65 to 74 years	75.00%	16.67%	205	153.75	34.17
75 years and over	80.00%	40.00%	95	76.00	38.00

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Table 8

The following table calculates the number of suppressed households by subtracting actual households in 2021 from potential households in 2021 by age category, according to provincial guidelines (Steps 5 and 6).

Ucluelet DM (CSD, BC)

Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	9.38	12.50	0	25	9.38	-12.50	0.00
25 to 34 years	87.17	93.40	75	90	12.17	3.40	15.57
35 to 44 years	125.11	89.36	155	80	-29.89	9.36	0.00
45 to 54 years	143.27	47.76	115	35	28.27	12.76	41.02
55 to 64 years	78.48	33.64	75	25	3.48	8.64	12.12
65 to 74 years	153.75	34.17	110	25	43.75	9.17	52.92
75 years and over	76.00	38.00	55	10	21.00	28.00	49.00
Total New Units to Meet Suppressed Housing Need – 20 years							170.62

Component D: Housing units and anticipated household growth

The following tables calculates the number of new homes required to accommodate an increasing population over 20 years according to provincial guidelines.

Table 9

The following table shows the 20-year population projection and growth rate for your regional district (Step 1).

Ucluelet DM (CSD, BC)

Regional District Projections	2021	2041	Regional Growth Rate
Households	14,610	17,578	20.31%

Table 10

The following table shows the calculated number of new homes needed in the next 20 years according to the provincial guidelines, calculated with the average of the municipal and regional growth projections (Steps 2-5).

Ucluelet DM (CSD, BC)

Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	880	1,340.00	460.00
Regionally Based Household Growth	20.31%	880	1,058.77	178.77
Scenario Average				319.39
Total New Units to Meet Household Growth Needs – 20 years				319.39

Component E: Housing units and rental vacancy rate

The following table calculates the number of new homes required to restore local vacancy rates to 3% according to provincial guidelines. Please note that in jurisdictions without vacancy rate data, the calculator will default to the provincial vacancy rate, following provincial guidance.

Table 11

The following table shows the difference between the existing total number of rental homes and the total number of rental homes required for a 3% vacancy rate (Steps 1-4).

Ucluelet DM (CSD, BC)

	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%		304.12
Local Vacancy Rate	1.40%	98.60%	295	299.19
Total New Units to Achieve 3% Vacancy Rate – 20 years				4.94

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Component F: Housing units and demand (the "demand buffer")

The demand factor is a multiplier used to calculate additional local housing demand (or "demand buffer"), determined by the province.

Table 12

The following table calculates additional demand for new housing by applying your demand factor to the total of the other relevant components, according to provincial guidelines (Steps 1 and 2).

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Ucluelet DM (CSD, BC)		
Component	Result	
A. Extreme Core Housing Need		48.00
B. Persons Experiencing Homelessness		22.28
C. Suppressed Household Formation		170.62
E. Rental Vacancy Rate Adjustment		4.94
Total		245.84
Demand Factor		0.93
Total New Units to Address Demand Buffer - 20 years		228.37

Total 5-year and 20-year housing need

Table 13

The following table sums Components A-F and rounds the totals to the nearest whole number to determine the total number of new homes needed in the next 20 years, according to provincial guidelines. It also displays 5-year housing need estimates using the multipliers provided in the provincial guidelines and BC Stats household projections from 2021 to 2026.

EXPORT

Ucluelet DM (CSD, BC)			
Component	5 Year Need	20 Year Need	
A. Extreme Core Housing Need	12.00		48.00
B. Persons Experiencing Homelessness	11.14		22.28
C. Suppressed Household Formation	42.66		170.62
D. Anticipated Growth	121.20		319.38
E. Rental Vacancy Rate Adjustment	1.23		4.93
F. Additional Local Demand	57.09		228.37
Total New Units - 5 years	245		
Total New Units - 20 years			794

The HNA Calculator was created by the Housing Assessment Resource Tools (HART) project in collaboration with Licker Geospatial Consulting.



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