

**REPORT TO JUAN DE FUCA LAND USE COMMITTEE  
MEETING OF TUESDAY, DECEMBER 15, 2020**

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**SUBJECT**     Receipt of a Housing Needs Report for the Juan de Fuca Electoral Area

**ISSUE SUMMARY**

To receive a housing needs assessment report in accordance with Section 585.31 of the *Local Government Act*.

**BACKGROUND**

In February 2018, the Ministry of Municipal Affairs and Housing published the Homes for BC Plan to introduce a 30-point plan for addressing housing affordability throughout the Province. The broad objectives of the Plan were to stabilize the housing market, to address tax fraud and close tax loopholes associated with the real estate market and ALR, to invest in the construction of 114,000 additional affordable homes, to address tenancy security concerns among renters, and to work more closely on this issue with various partners, including local government.

On April 16, 2019, the government enacted an amendment to the *Local Government Act (LGA)* to require that local governments prepare and publish housing needs reports every five years. The Province has provided a total of \$5 million to assist local governments in the preparation of these reports.

In accordance with provincial regulation and guidelines, jurisdictions within a regional district are permitted to collaborate on a single housing needs project; however, each local government is required to publish its own report. Over the past year, the Capital Regional District and 10 member municipalities have worked with consultants from Urban Matters to research and prepare housing needs reports for each municipality and the Juan de Fuca Electoral Area.

This report relies heavily on the 2016 census data; however, it also draws upon information from the Canada Mortgage and Housing Corporation, BC Statistics, BC Assessment and the Real Estate Board, and the CRD Building Inspection office.

**ALTERNATIVES**

*Alternative 1*

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board: That the Juan de Fuca Electoral Area Housing Needs Report be received and published on the CRD website in accordance with the requirements of the *Local Government Act*.

*Alternative 2*

That the Report be referred back to staff for additional information.

## **IMPLICATIONS**

### *Legislative Implications*

Section 585.2 of the *LGA* requires that a local government must prepare housing needs reports in accordance with the *Act* and the *Housing Needs Regulation*. Section 585.1 specifies that an electoral area within a regional district is an “applicable area” to which the housing needs requirements must be fulfilled. Section 585.31 requires that a local government must receive the first housing needs report no later than three years after the date at which this section came into force, and that every subsequent report must be received no later than five years after the most recent report was received.

### *Regional Growth Strategy Implications*

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted a regional growth strategy (RGS) be consistent with the RGS. With regards to the housing needs report for the Juan de Fuca, any bylaw that includes measures to address affordability or core housing need must be consistent with the RGS.

With the exception of Port Renfrew, which is designated as an urban containment area, the RGS identifies the Juan de Fuca predominantly as a low growth area comprised of a mix of rural/rural residential and renewable resource uses.

### *Financial Implications*

The Ministry of Municipal Affairs and Housing provided a total of \$5 million for local governments throughout British Columbia to complete the first round of housing needs reports. Based on population, the Juan de Fuca EA was allocated \$15,000. This amount was combined with the allocation from 10 municipalities within the CRD to retain a consultant to research and complete the reports. No additional funding from the Juan de Fuca Community Planning budget was required to complete the Report.

### *Planning Analysis*

For the purposes of Statistics Canada census reporting, the Juan de Fuca EA is separated into two census subdivisions: “Juan de Fuca EA (Part 1)” and “Juan de Fuca EA (Part 2)”. Juan de Fuca EA (Part 1) includes Willis Point, Malahat, East Sooke, Otter Point, and Shirley/Jordan River. Juan de Fuca EA (Part 2) comprises Port Renfrew. Due to the small population of Port Renfrew, much of the data reported by Statistics Canada is suppressed for privacy protection purposes. This has an impact on the reliability and availability of data for that area. The key findings for each census area are included in two Summary Forms at the end of the Report.

The population of Juan de Fuca EA (Part 1) is projected to increase by 8% between 2016 and 2021 from 4,670 to 5,027. It is anticipated that a total of 116 new dwelling units will be needed over this period to accommodate the increase.

The rental vacancy rate was reported to be 1.5% for Juan de Fuca EA (Part 1) and was unknown for Juan de Fuca EA (Part 2). A healthy vacancy rate is generally thought to be between 3% and 5% as it balances an available supply for renters with fewer unfilled units for landlords.

Core housing need is determined by whether a household has the ability to find alternative housing in the area that they are living in. Alternative housing must meet three criteria: it must be suitable, adequate and affordable. Suitability means that the unit is not overcrowded and includes an appropriate number of bedrooms for a household type and size. Adequacy means that the unit is not damaged and is in a good state of repair. Affordability is determined as being not more than 30% of the household income. Where a household is unable to find alternative housing that meets these criteria, it is considered to be in core housing need.

In 2016, the Juan de Fuca (Part 1) had a core housing need ratio of 8.9% and an extreme core housing need ratio of 4.3%. This is a lower proportion of households compared with the CRD as whole and is consistent with rates from 2006 and 2011. A higher proportion of renter households are in core housing need than owner households. Due to data suppression for the smaller population of Juan de Fuca (Part 2), no core housing need information was available for that area. No action is required by the Land Use Committee and CRD Board as a result of receiving this report. It should, however, be used as a resource during the update of official community plans. Should the CRD Board receive the Report at its meeting on January 13, 2021, the next report would need to be completed and received by January 2026.

### **CONCLUSION**

The CRD Regional Housing division has led a project to complete housing needs reports for 10 municipalities and the Juan de Fuca Electoral Area. The report identifies that 8.9% of households in Juan de Fuca EA (Part 1) are in core housing needs and 4.3% are in extreme core housing need. This Report does not provide solutions, but should be used, where possible, as a resource for official community plan updates. Upon receipt of the Juan de Fuca EA Housing Needs Report by the CRD Board, it will be published on the CRD website.

### **RECOMMENDATION**

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board: That the Juan de Fuca Electoral Area Housing Needs Report be received and published on the CRD website in accordance with the requirements of the *Local Government Act*.

Submitted by:	Iain Lawrence, MCIP, RPP, Manager, JdF Community Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Robert Lapham, MCIP, RPP, Chief Administrative Officer

### **ATTACHMENT(S)**

Appendix A: Juan de Fuca Electoral Area Housing Needs Report

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Refer to separate attachment.