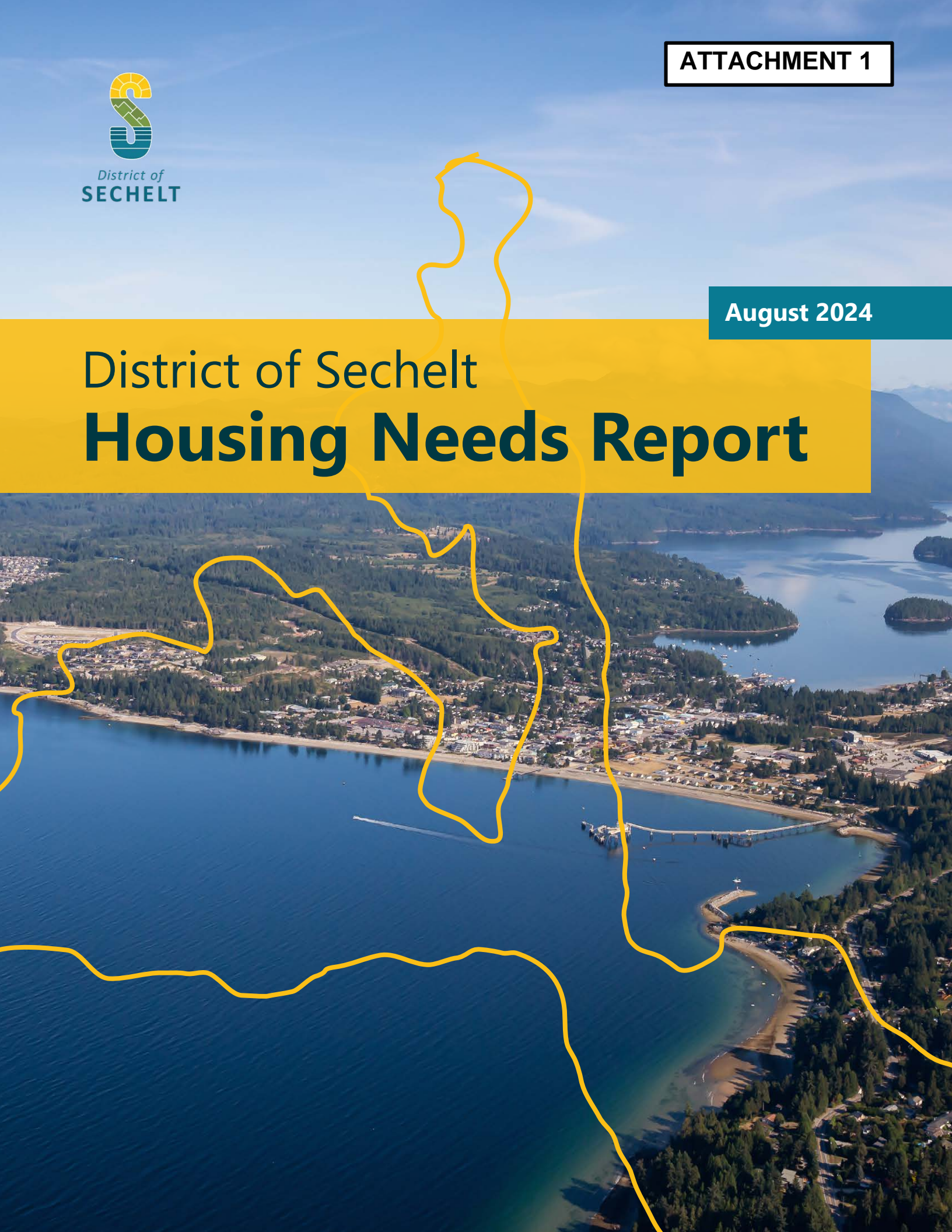




ATTACHMENT 1

August 2024

District of Sechelt **Housing Needs Report**



Prepared for

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Executive Summary

Background

Sechelt (The District) is a small coastal community of about 10,847 people (as of the 2021 Census), located on the Sunshine Coast of British Columbia. The District is about 90 minutes by ferry and vehicle from Horseshoe Bay, and residents remain connected to the Lower Mainland for reasons of work and play. In recent years, the community has seen significant increases in the cost of housing, with prices growing steadily starting in 2014-15 and being exacerbated by impacts on the real estate market due to COVID-19. This situation calls for immediate attention and action.

Despite being a region composed of rural and small communities, the Sunshine Coast as a whole has seen housing issues that mirror those of larger communities, including significant increases in the cost of ownership, lack of rental housing, economic pressures that come from a lack of workforce housing options, and increased vulnerability to housing pressures and homelessness amongst lower income residents.

The District is committed to working with all partners to address the housing crisis, and this report provides key insights into areas of significant need. Commitment has been demonstrated by updates to Zoning Bylaw 580, 2022 to support Small-scale Multi-unit housing and updates to the Official Community Plan (OCP), Bylaw 432 2012 to modernize the approach toward density calculations.

In recent years, the community has seen significant increases in the cost of housing, with prices growing steadily.

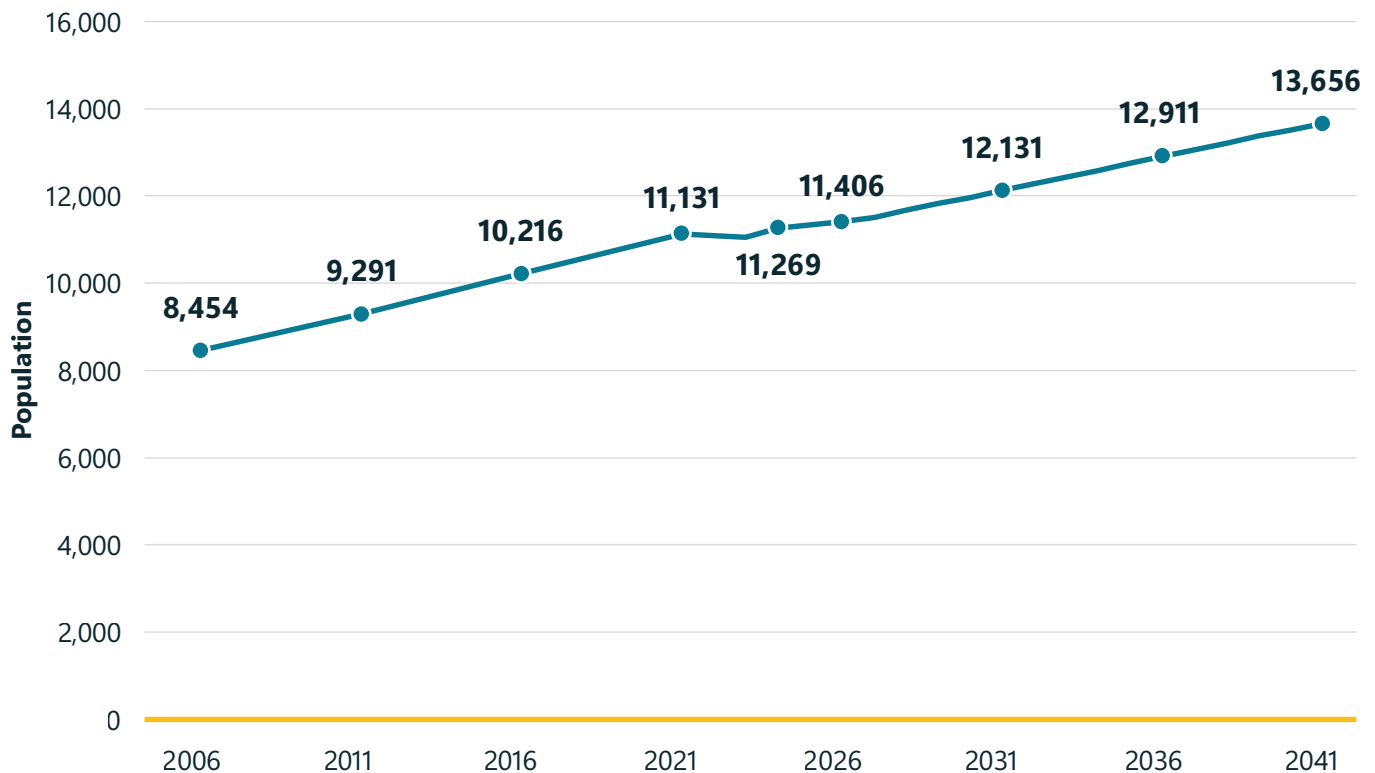


Key Findings

Community Overview

The District of Sechelt has been steadily growing since 2006, welcoming 2,393 new residents for a total population of 10,847, as of 2021. This represents an increase of 28.3% over 15 years. Recent growth has been slower, with only a 6.1% growth rate between 2016 and 2021, compared to 10% between 2006 and 2011, and 2011 and 2016.

Figure 1: Historical and Project Population, 2006 to 2041

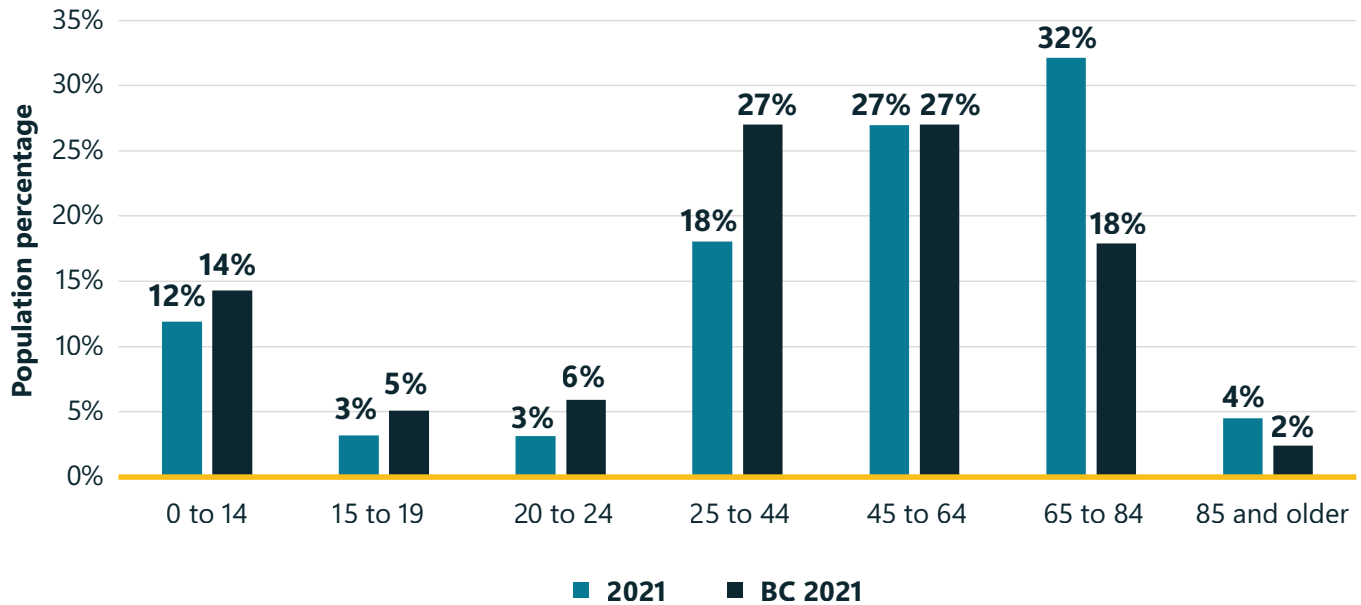


Source: Statistics Canada, Census Profiles, 2006, 2011, 2016, BC Statistics Population Estimates and Projections, 2021 – 2041

Demographics and Housing Need

Sechelt is home to an aging demographic that projected to remain prominent. Planning for a growing senior demographic should be a key housing initiative moving forward. As of 2021, the seniors age cohort (65+) comprises 36% of the overall population, a total of 3,975 individuals. By 2034, the District is expected to see approximately 1,714 net new seniors move to Sechelt. Approximately 17% of households led by someone over 85 years old and 10% of households led by some 65 years and older are in Core Housing Need.

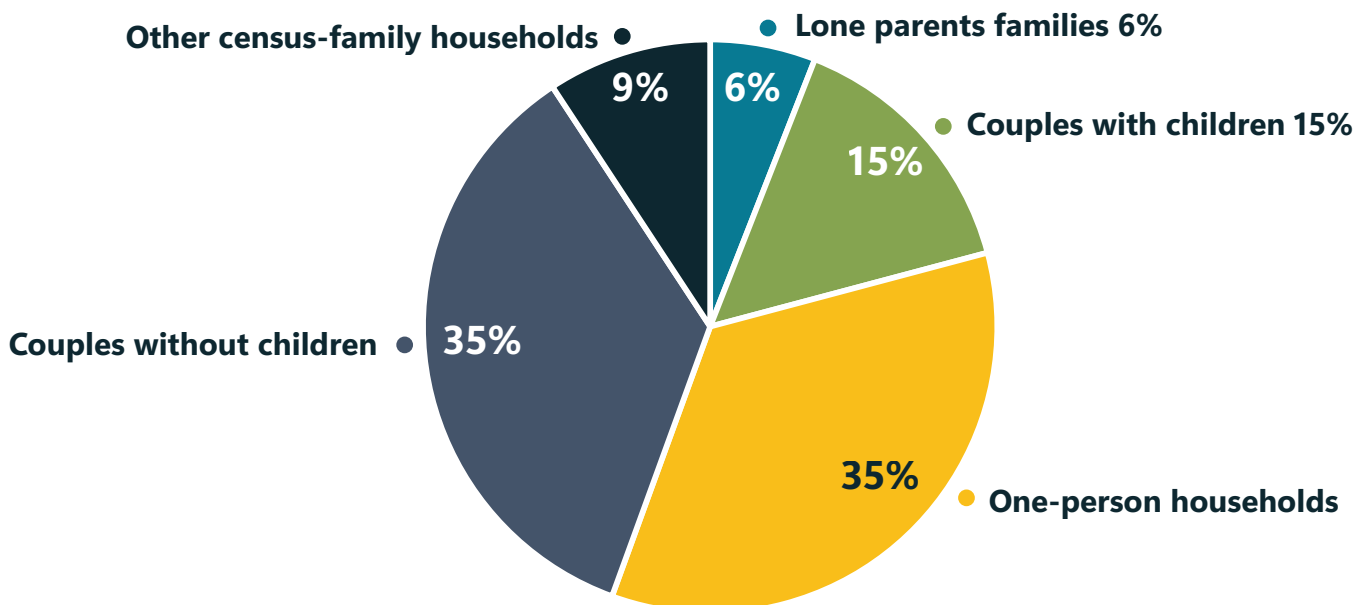
Figure 2: Proportion of Population by Age Groups, 2021



Households

In 2021, there were approximately 5,125 households with an average household size of 2.1. The District's households are 81% owner-occupied and 19% renter-occupied. Between 2006 and 2021, the number of households grew by 1,260. In Sechelt, 70% of households are made up of smaller families, including couples with children and one-person households.

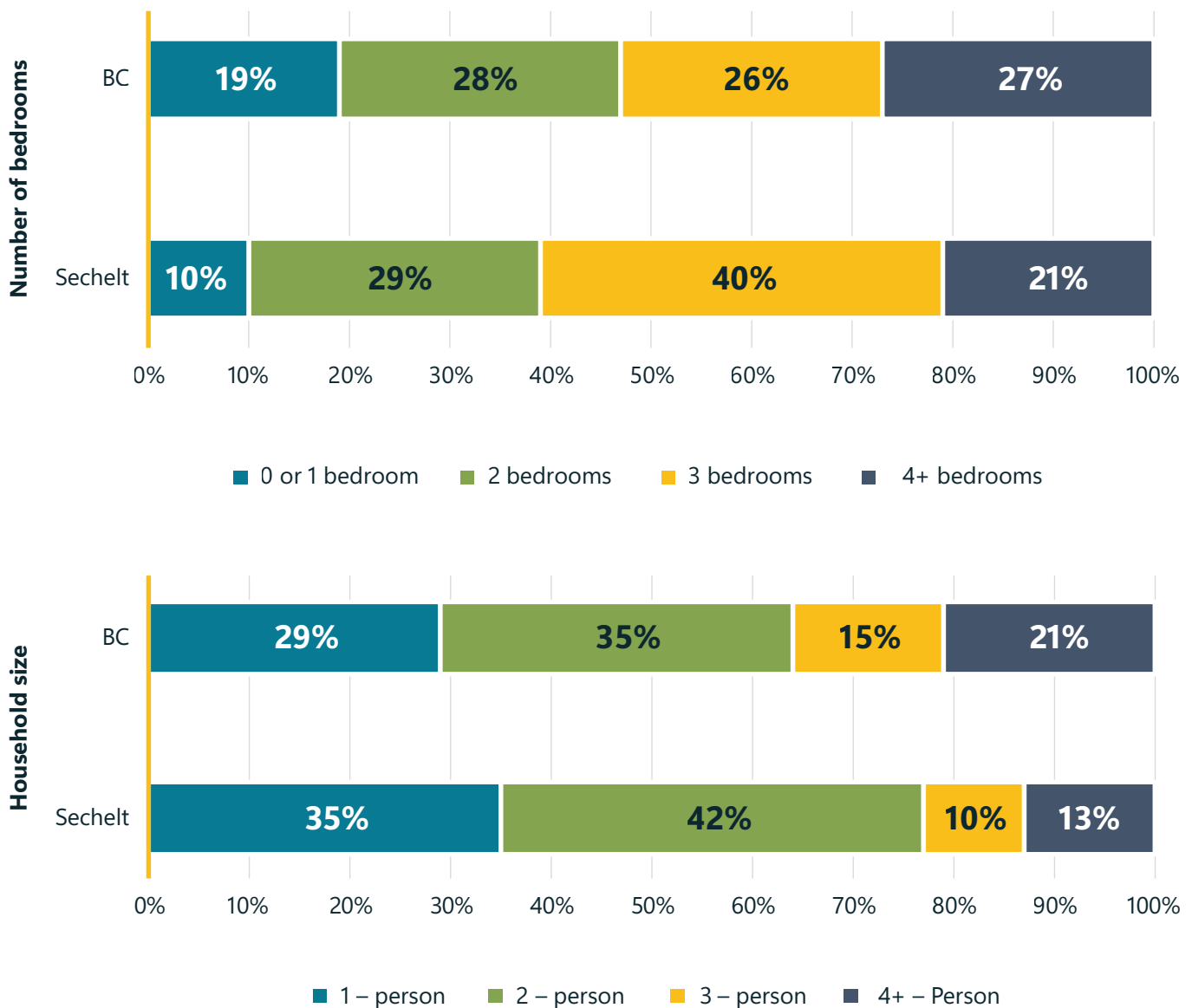
Figure 3: Proportion of Households by Type, 2021



Housing Stock and Size

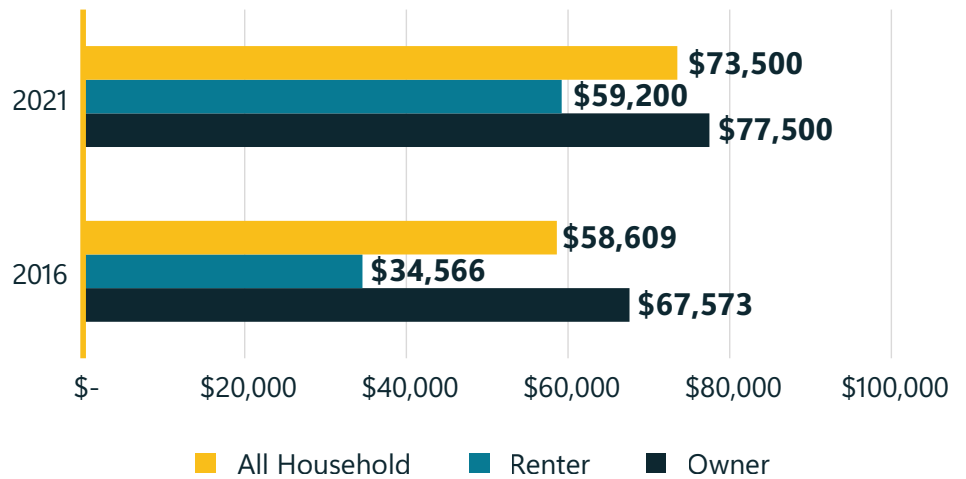
In 2021, 61% of housing units in Sechelt had three or more bedrooms. Only 10% of units were one-bedroom or studio units, while 35% of households were one-person households. This suggests some residents may have more space than they need (based on the National Occupancy Standard).

Figure 4: Proportions of Dwellings by Number of Bedrooms Compared to Proportions of Households by Size



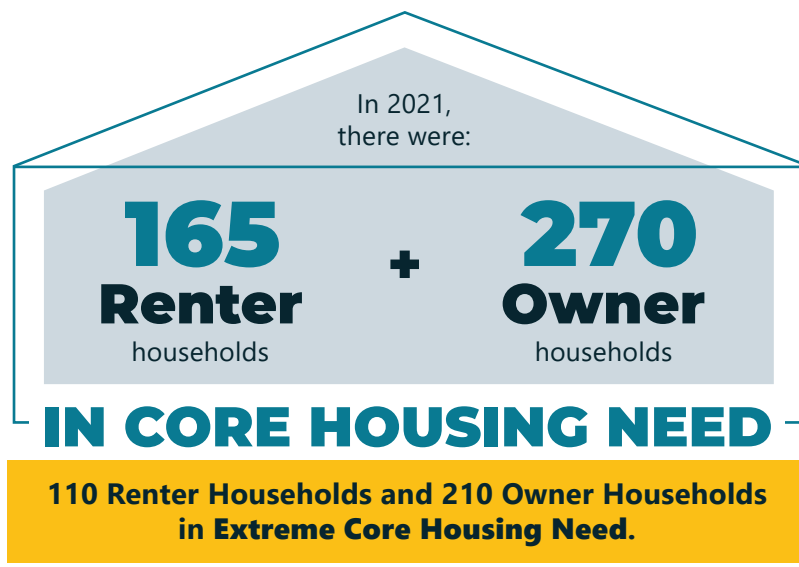
The median income of Sechelt residents increased by 25% between 2016 and 2021. The median household income in the District, as of 2021, is slightly higher than in Gibsons (+4%) but slightly lower than across the SCRD (-1%). The household median income in Sechelt has stayed comparable to the SCRD and Gibsons since 2006. Overall, median renter incomes increased between 2006 and 2021 by 88%, while median owner incomes increased by 31%. However, it should be noted that renter incomes were likely inflated in 2021 due to the Canadian Emergency Response Benefit.

Figure 5: Median Household Income by Tenure



- **Adequacy:** To be considered adequate, housing must be reported by residents as not requiring any major repairs.
- **Affordability:** To be considered affordable, housing costs must be less than 30% of total before-tax household income.
- **Suitability:** To be considered suitable, housing must have enough bedrooms for the size and composition of the household, according to National Occupancy Standard requirements.

Housing standards – affordability, suitability, and adequacy – are important when identifying areas of housing need in a community. In Sechelt, affordability is the greatest challenge. In 2021, 36% of renter households and 18% of owner households had unaffordable shelter costs. Core Housing Need identifies households whose housing does not meet the minimum requirements of at least one of the adequacy, affordability, or suitability indicators and would have to spend 30% or more of their total before-tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards). Core Housing Need is widely understood to be an underrepresentation of actual housing need. Some households are more likely to be in Core Housing Need than others. 17% of renter households were in Core Housing Need, compared to 7% of owner households.



Affordability Gap

The affordability gap between income and housing costs has continued to increase since the last housing needs report. Based on the median income of households in Sechelt there is a significant affordability gap for most family types. The analysis of homeownership and rental affordability in the District illustrates that earning the median income for each family type is likely not enough. For any median income earning household, except for couples with children and expanded families, living in core housing need (CHN) is likely the reality with average ownership and rental housing costs.

Homeownership

The cost of homeownership increased on average 216% from 2017 to 2023 for all owned housing types. Ownership is most unaffordable for one-parent households and non-census families. For non-census families and one-parent households, no form of homeownership is considered affordable at the median income and would require households to pay more than 50% of income on housing costs in order to purchase even the most affordable unit type. For median-income-earning couples without children, again, no form of home ownership is considered affordable, with the average cost of Townhouses, apartments or houseplex still requiring between 30% to 49% of a household's monthly income.

Figure 6: Average Sale Prices for All Structure Types, 2006 to 2023

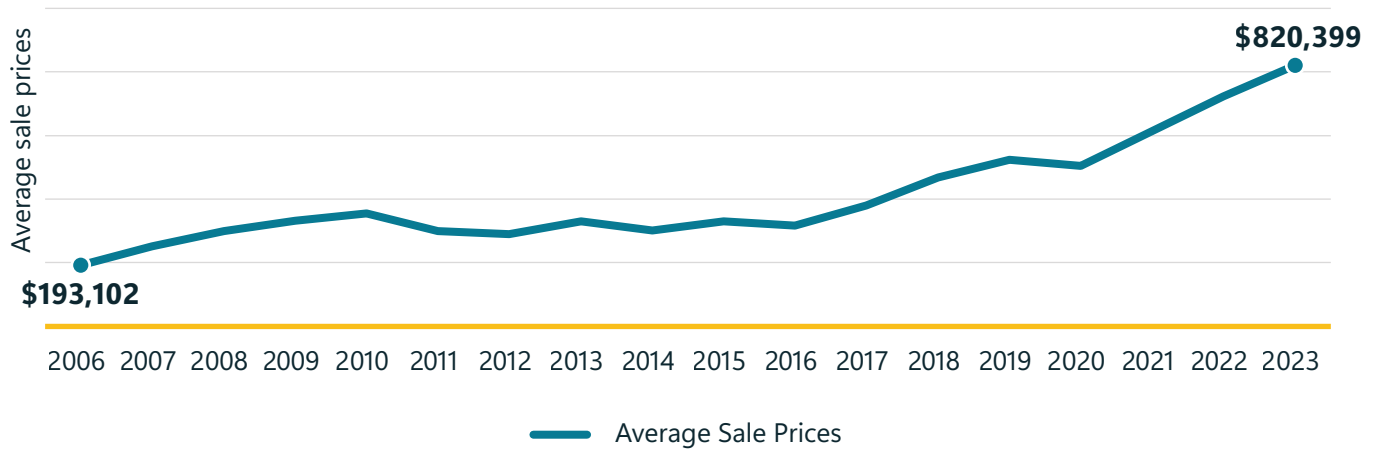


Table 1: Owner Household Affordability by Census Family Structure

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs*			
			Single-Detached Dwelling \$1,112,414	Townhouse \$496,801**	Apartment \$506,754**	Duplex, Triplex, Fourplex \$600,000
Couples without children	\$91,735	\$2,293	-\$4,189	-\$735	-\$988	-\$1,307
Couples with children	\$129,694	\$3,242	-\$3,241	\$214	-\$39	-\$358
One-parent families	\$70,646	\$1,766	-\$4,717	-\$1,262	-\$1,515	-\$1,834
Other census families	\$149,728	\$3,743	-\$2,740	\$715	\$462	\$143
Non-census family households (Individuals living alone or with roommates)	\$40,068	\$1,002	-\$5,481	-\$2,026	-\$2,280	-\$2,598

*Several assumptions were made to conduct the affordability analysis, including a mortgage with a 10% downpayment, a three-year fixed-rate mortgage at 5.4%, and a 25-year amortization period. Other expenses included estimated annual Insurance costs of \$1000 and utilities costs of \$1,150. Applicable property tax rates and municipal services were also included.

**There have been no tracked assessment sales for apartments or townhouses since 2020 and the costs have likely increased, meaning the analysis may indicate greater affordability than the 2024 housing reality.

Rental Housing

Rental housing in Sechelt, based on the median income of renter households, is largely unaffordable. Except for expanded families, no family type can afford an adequately sized unit based on expected family size. Couples with children are the only family type able to spend less than 30% of their monthly income on a one-bedroom, but couples with children need at least a two-bedroom unit, based on CHMC guidelines. The remaining types of census families are unable to reasonably afford any sized rental apartment based on median incomes.

Figure 7: Secondary Market Average Rental Costs 2016 to 2024

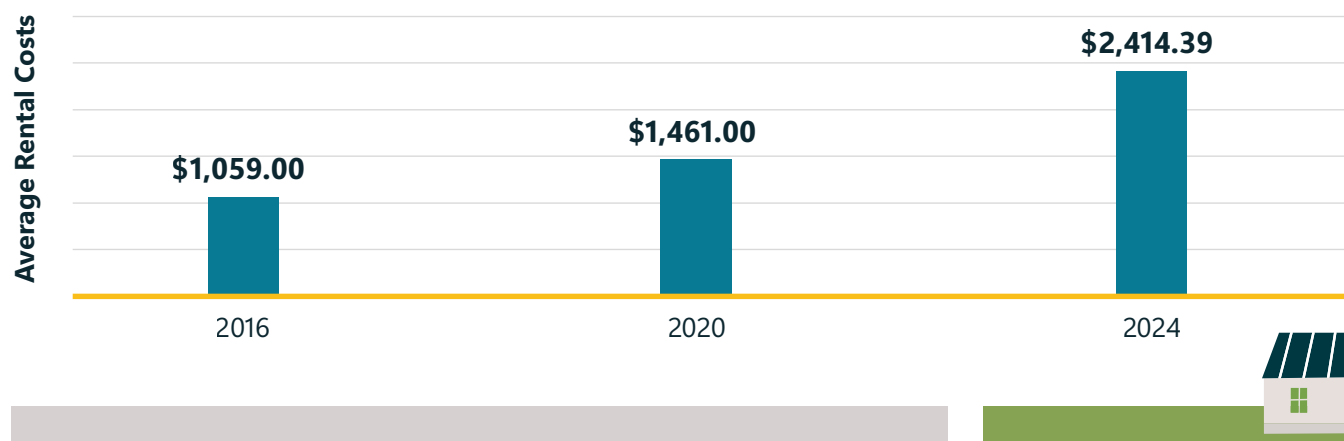


Table 2: Rental Households Affordability by Census Family Structure

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			1-Bedroom Apartment \$1,650	2-Bedroom Apartment \$2,428	3-Bedroom Apartment \$2895
Couples without children	\$70,073	\$1,752	-\$20	-\$797	-\$1,264
Couples with children	\$99,069	\$2,477	\$705	-\$72	-\$540
One-parent families	\$53,965	\$1,349	-\$422	-\$1,200	-\$1,667
Other census families	\$114,373	\$2,859	\$1,088	\$310	-\$157
Non-census family households (Individuals living alone or with roommates)	\$30,607	\$765	-\$1,006	-\$1,784	-\$2,251

* Several assumptions were made to conduct the affordability analysis, including estimated annual costs of utilities and renters insurance at \$1,150 and \$300, respectively.

Overall Housing Need

To meet the District's expected housing need a substantial increase in housing supply is needed.

- By 2026, the District needs 726 new housing units
 - 24% or at least 173 of units projected are anticipated to be rental units, not including units anticipated via a demand buffer
- By 2041, the District needs a total of 2,890 new housing units

Key Statements of Needs

Affordable Housing

Affordability in Sechelt continues to be the most significant housing issue for renter and owner households. From 2016 to 2021, household median incomes increased by 25%, while the average home sale price increased by 200%. In 2021, 17% of renter households and 7% of owner households in Core Housing Need (CHN). The number of owner households experiencing Extreme Core Housing Need (ECHN) increased from 3% or 110 in 2016 to 5% or 210 in 2021. To eliminate ECHN there will need to be 200 specifically targeted units by 2041.

Rental Housing

Renters in Sechelt typically earn significantly less than owners and have fewer housing options due a lack of supply and few vacant units. Between 2016 and 2021, the cost of rental housing increased by a minimum of 27%, and median renter incomes have only increased by 27% between 2011 and 2021. As of 2021, renter households are 10% more likely to be in CHN and 6% more likely to suffer from Extreme CHN. Unlike owner households, renter households have limited options to find more affordable housing. From 2021 to 2026, there is a projected need for 173 new rental units.

Housing for Families

The majority of median-income earning families in Sechelt can not reasonably afford housing the cost of housing. With the exception of larger other census family households, spending more than 30% of household income on housing is the norm. For all other family structures, no form of homeownership or rental housing is considered affordable at the median income and would require households to pay more than 30% of their income on housing costs. Three-quarters of all households in the District are single-detached homes, the most expensive form of housing, which severely limits the mobility current and prospective residents.

Indigenous Housing

Sechelt is located on the traditional territory of the Shíshálh Peoples. As of 2021, Sechelt is 4.9% Indigenous, accounting for 525 Individuals who identify as Indigenous. In 2021, 11% of Indigenous households were in CHN. Notably, 44% of all respondents identified to be experiencing visible homelessness in the 2023 PiT Count were Indigenous. Considering that only 8% of the Sunshine Coast population is Indigenous, as reported by the 2023 PiT count, the housing crisis is disproportionately affecting Indigenous households and individuals.

Housing Near Transit

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by reducing motor vehicle dependency. In 2023, the Province amended the local government to require municipalities to permit greater densities near transit for communities with populations above 5,000, which includes the District of Sechelt, and Zoning Bylaw 580 was subsequently updated to reflect the legislated requirements.

Homelessness

Along with many communities in British Columbia, Sechelt and the Sunshine Coast have experienced a dramatic increase in the number of people who are homeless or at risk of homelessness. In 2023, 97 individuals were found to be unhoused across Gibsons and Sechelt, and Sechelt's aggregated proportion of the regional population experiencing homelessness is estimated at 49 individuals. It is important that a coordinated effort by the District, regional partners, the Province, and local service providers is made to increase the housing supports for the District's unhoused population. As of June 2024, there are 237 supportive housing units providing short- and long-term assistance in the District.



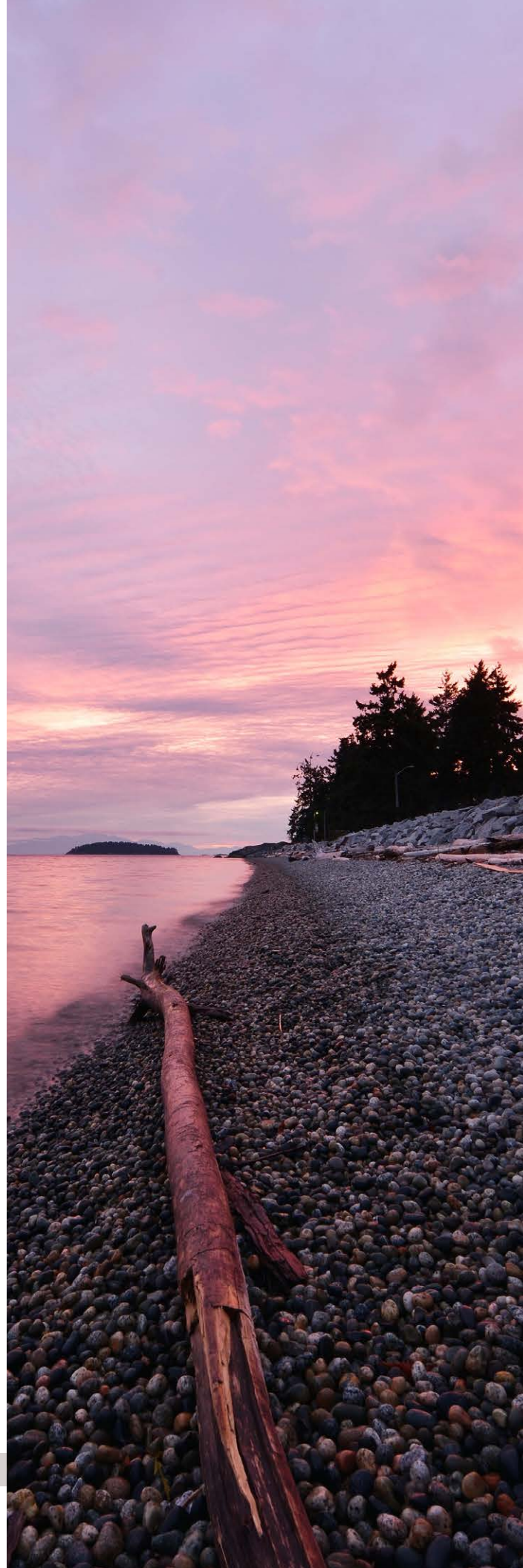
About This Report

This report is an update to the District of Sechelt portion of the 2021 Sunshine Coast Housing Needs Report, developed in accordance with Provincial legislation. The 2024 Housing Needs Report provides an update of key housing and demographic indicators, and an assessment of overall need over the next 5 and 20 years within the District.

In 2023, the Provincial Government, via *Bill 44 – Housing Statutes*, updated the legislative requirements of municipal housing needs assessments to include the following additional considerations:

- An updated method for projecting dwelling units;
- A long-range OCP capacity assessment, using dwelling unit projections to 20 years and a calculation of current underlying need;
- A description of actions taken to reduce housing need since the last Housing Needs Report;
- A statement regarding housing need near specific transportation infrastructure that supports transit, walking, and bicycling.

These changes are intended to support municipalities being prepared to accommodate the provincial priority to plan for increasing housing supply and diversity to create an affordable housing environment that works for everyone.



1.0

Introduction

Housing has become an increasingly significant crisis across the Province. In Sechelt, the cost of housing for both rental and ownership has exceeded what the average District resident can afford. The reasons for this are multi-faceted, including lack of rental supply, increasing demand out-of-community demand, and various economic factors acting to increase the cost of attaining housing and the cost of constructing new housing. Household incomes are not keeping pace with the rising costs of housing. Additionally, complex issues such as homelessness, evolving age and family demographics and systemic discrimination are putting additional strain on marginalized demographics to attain and maintain adequate housing. These factors have created a housing environment in the region and Sechelt that is unsustainable and is currently failing most people.

1.1 Provincial Legislation

In April 2019, new provincial legislation amended the Local Government Act, establishing a requirement for local governments to complete housing needs reports by April 2022. In 2023, the Province further amended the Local Government Act via multiple legislative changes aimed at radically transforming and accelerating the development of housing across the Province. The updated legislation stipulated that municipalities are to update their Housing Needs Reports by December 31st, 2025, to include several new aspects, notably projecting key housing needs out to 20 years.

Complex issues such as homelessness, evolving age and family demographics and systemic discrimination are putting additional strain on marginalized demographics.



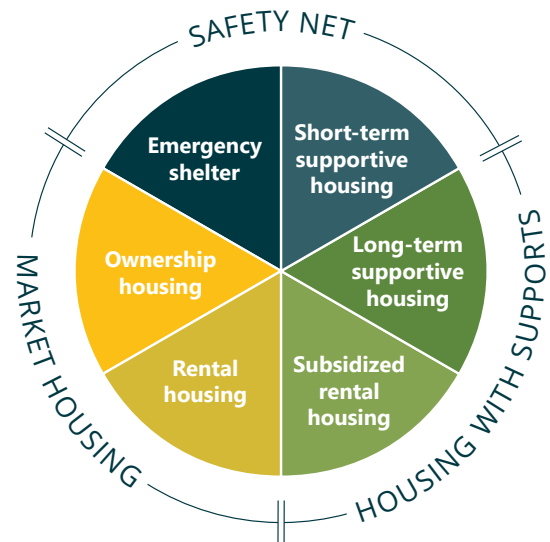
1.2 Understanding the Housing Network

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options (Figure 8). Typical housing models show these options as falling along a linear spectrum, where households progress from homelessness towards homeownership in a “housing continuum”. Under the traditional housing continuum, an individual might move from subsidized rental housing to market rental housing, to homeownership, where their journey ends. The Wheelhouse model shows that this may not be the end of the journey – this same individual may move into long-term supportive housing if their health deteriorates or into an emergency shelter or short-term supportive housing if their financial resources or living situation changes. This individual may never choose to move into ownership housing in their lifetime if it does not align with their goals or means.

The Wheelhouse recognizes that, in reality, people’s housing needs change throughout their lives, this change may not always be linear, and homeownership is not the ultimate goal for everyone. While the Wheelhouse shifts the focus away from homeownership as the ultimate goal and does not emphasize one level of housing over another. It includes the following six housing options:

- Emergency shelters: temporary shelter, food and other support services, generally operated by non-profit housing providers.
- Short-term supportive housing: stable housing along with support services offered by non-profit providers as a transitional step between shelters and long-term housing (with typical stays of two to three years).
- Ownership housing: includes fee simple homeownership, strata ownership, multi-unit and single-detached homes, and shared equity (such as mobile homes or housing co-operatives).
- Long-term supportive housing: long-term housing offered by non-profit providers, along with support services ranging from supportive care to assisted living and residential care.
- Rental housing: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-family rental homes.
- Subsidized rental housing: subsidized rental homes operated by non-profit housing providers, BC Housing and housing cooperatives through monthly government subsidies or one-time capital grants.

Figure 8: Housing Wheel House



This report identifies options and needs with the potential to support housing throughout the Wheelhouse, recognizing that a complete housing stock needs to include a variety of types and tenures, in order to meet the diverse needs of residents from different socioeconomic backgrounds at every stage of their lives.

1.3 Work Undertaken since 2021

- Adopted Zoning Bylaw 580 in 2022 to support additional housing options in the residential zones
- Amended Zoning Bylaw 580 in 2024 to support the Provincial initiative for Small-Scale Multi-Unit Housing
- Initiated an update to Official Community Plan, Development Cost Charge Bylaw and creation of an Amenity Cost Charge Bylaw
- Approved several dedicated rental developments utilizing both housing agreement covenants and the residential rental tenure option in the Local Government Act.
- Strengthened short-term rental regulations

1.4 About the Data

These reports look at a combination of statistical data and community and stakeholder input to create a comprehensive picture of housing needs in a community. The legislative requirements for these reports require that municipalities collect approximately 50 types of data about current and projected population, household income, economic sectors, and current and anticipated housing stock (reported in the demographic and housing profile sections). This assessment and report exceed these requirements by also conducting engagement with community stakeholders and including an affordability gap analysis for various types of renter and owner households.

Quantitative Data Sources

This report contains quantitative data from the following sources:

- Statistics Canada 2006, 2011, 2016, and 2021 Censuses
- Statistics Canada 2011 National Household Survey
- Canada Housing and Mortgage Corporation
- BC Housing
- BC Assessment
- BC Statistics
- Secondary Rental Market Data
- Integrated Data Project
- Homelessness Services Association of BC

1.5 How to Use This Report

The 2024 Housing Needs Report (HNR) is intended to provide a fulsome understanding of the housing environment in Sechelt as of 2024 and direct update to the District's portion of the regional 2021 Sunshine Coast Housing Needs Report. This document has been prepared to meet the legislative requirement to update the District's HNR by January 1st, 2025. This Report provides a snapshot in time and is intended to be updated at least every five years so that the District may monitor trends in housing and continually address short- and long-term issues.





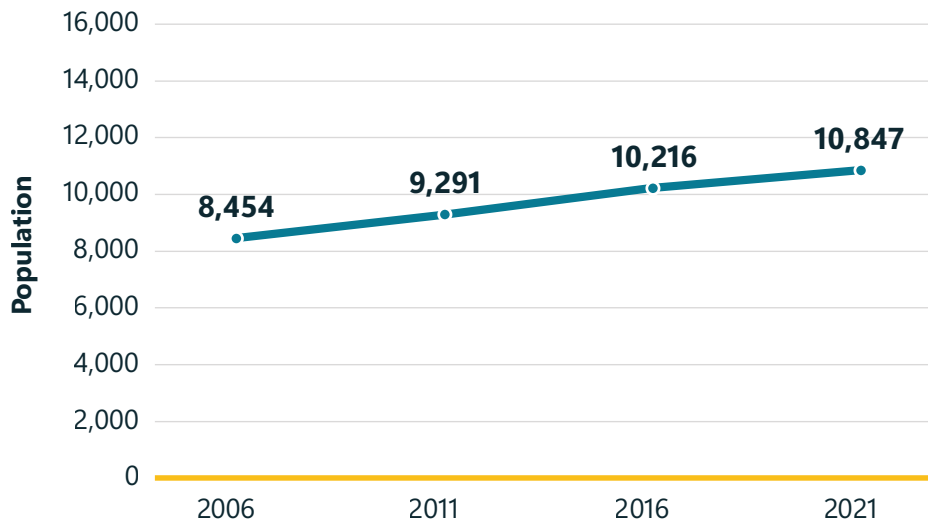
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Demographics Trends

2.1 Population Growth

Sechelt has continued to experience community growth for the past 15 years. Between 2006 and 2021 the District grew by 28.3%, adding 2,393 new residents. Between 2006 and 2021, the District received an average of 798 new residents every five years, growing from 8,454 to 10,847.

Figure 9: Existing and Historical Population Change, 2006 to 2021



Between 2006 and 2021, the District received an average of 798 new residents every five years.

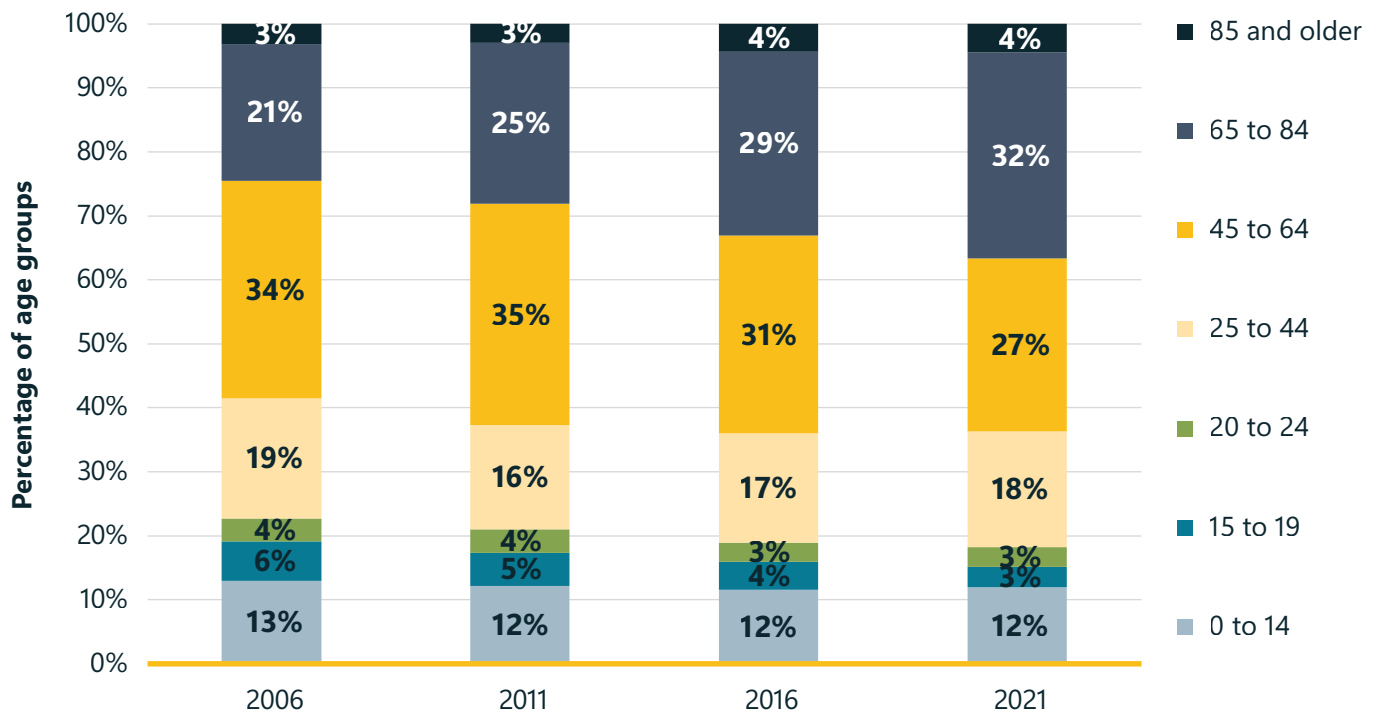
Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



2.2 Population Age Characteristics

While the District's population continues to grow, it is also seeing a rapidly growing senior population (65+) and a reduction in the number of older working-aged adults (45 to 65), as this group ages into seniors. This significant increase in the senior demographic is reflective of a broader aging trend at the provincial and federal levels. The proportion of young working-aged adults (25 to 44) declined slightly from 2006 to 2021; however, the share of this population grew between 2011 and 2021. This is indicative of overall growth for this age cohort, as the population increased from 2,020 in 2006 to 4,151 in 2021. The proportion of youth and children (0-24) has substantially decreased from 2006 to 2021.

Figure 10: Change in Age Demographics, 2006 to 2021

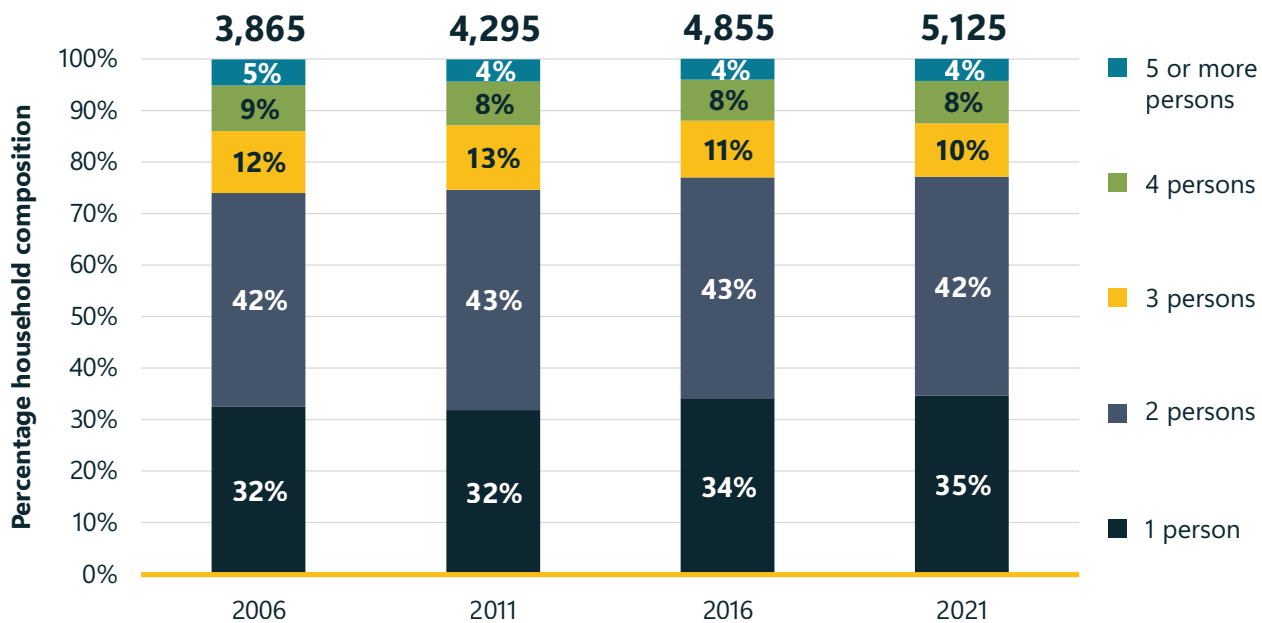


Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

2.3 Household Growth and Changes

Between 2016 and 2021, the number of households grew by 5.6% (270 new households). This rate of growth is substantially lower than previous 5-year periods; however, growth in those earlier periods was considerable, and the 2016 to 2021 growth rate still represents strong population and household growth. Between 2006 and 2011 the number of occupied units grew by 11.1% and between 2011 and 2016 Sechelt grew 13.0%. Over the same time period, the average household size remained stable at 2.1. In 2021, the average household size by tenure is quite similar with renter households at 2.0 and owner households at 2. However, the overall number of one-person households has increased from 32% in 2006 to 35% in 2021.

Figure 11: Existing and Historical Household Growth and Composition, 2006 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

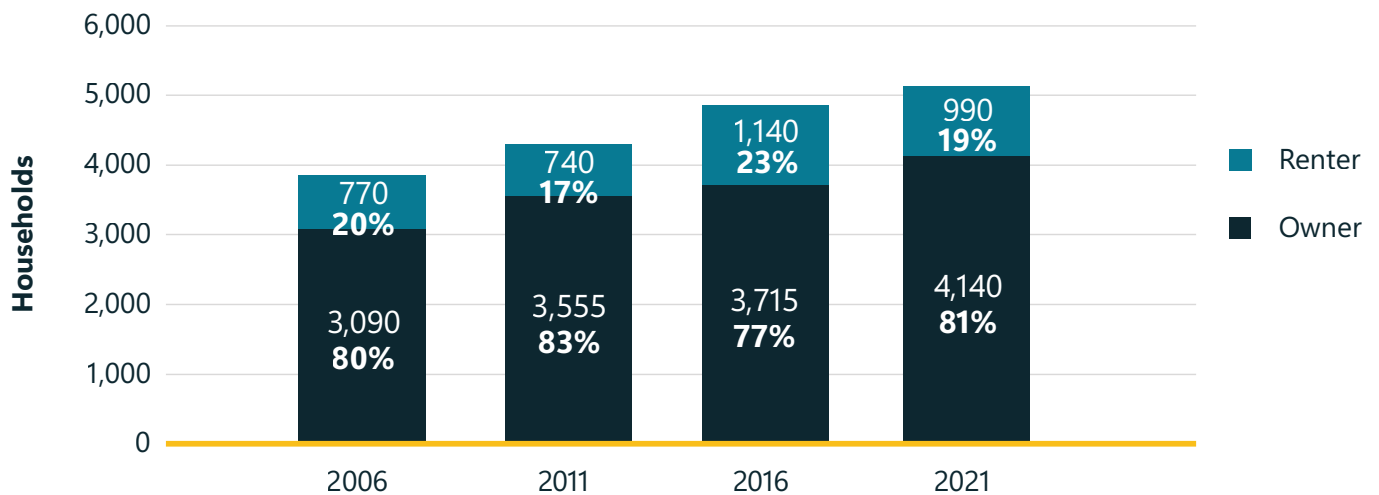


2.4 Households by Tenure

As of 2021, the District is composed of 81% owner and 19% renter households. Current household growth is being driven by owner households which accounted for 83% of all new households between 2006 and 2021, and 155% of all households between 2016 to 2021, due to a 150-unit decline of occupied rental households. The decline in the number of rental households could be linked to issues in the rental housing market: the District has very little purpose-built rental housing, which means that the majority of rental housing is in secondary stock (e.g. secondary suites, private homes rented out), which tends to have less security of tenure for renters. This decline in renters may be of concern, as it may be indicative of declining options for workforce housing.

When compared to the Sunshine Coast as a whole, Sechelt has a slightly lower proportion of rental households to owner households. In 2021, the Sunshine Coast Regional District was composed of 20% rental households, and 80% owner households.

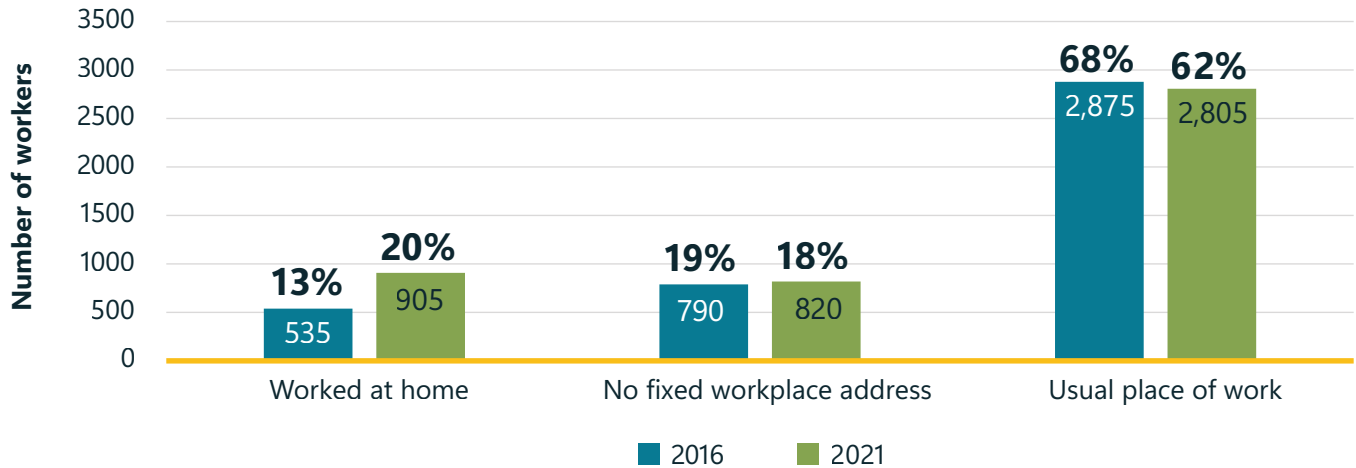
Figure 12: Household Growth by Tenure, 2006 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021. Usual Place of Work

From 2016 to 2021 7% more people reported to work from home, increasing from 13% in 2016 to 20% in 2021. This trend is likely reflective of the COVID-19 pandemic requiring many people to work from home, but working from home rates are not likely to fully return to pre-pandemic levels of working from the office or a fixed location outside of one's home. Moving forward there may be a demand for larger units with either a den or extra bedroom to accommodate a work-from-home office space.

Figure 13: Usual Place of Work, 2016 to 2021

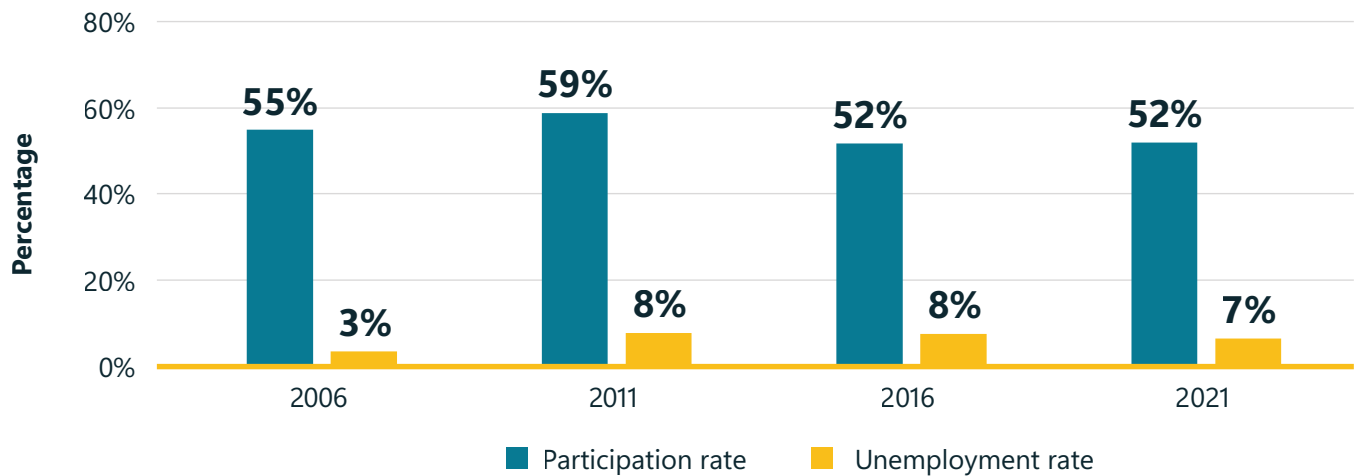


Source: Statistics Canada, Census Profiles for Sechelt, 2016, 2021

2.4.1 Employment Rate

The participation rate in the labour force has been declining since 2006, from 55% in 2006 to 52% in 2021. The increase in the senior demographic may be a factor as many seniors are less likely to be participating in the labour force. The unemployment rate has increased, as shown in Figure 14, 3% in 2006, to 7% in 2021.

Figure 14: Unemployment and Labour Participation Rates, 2006 to 2021



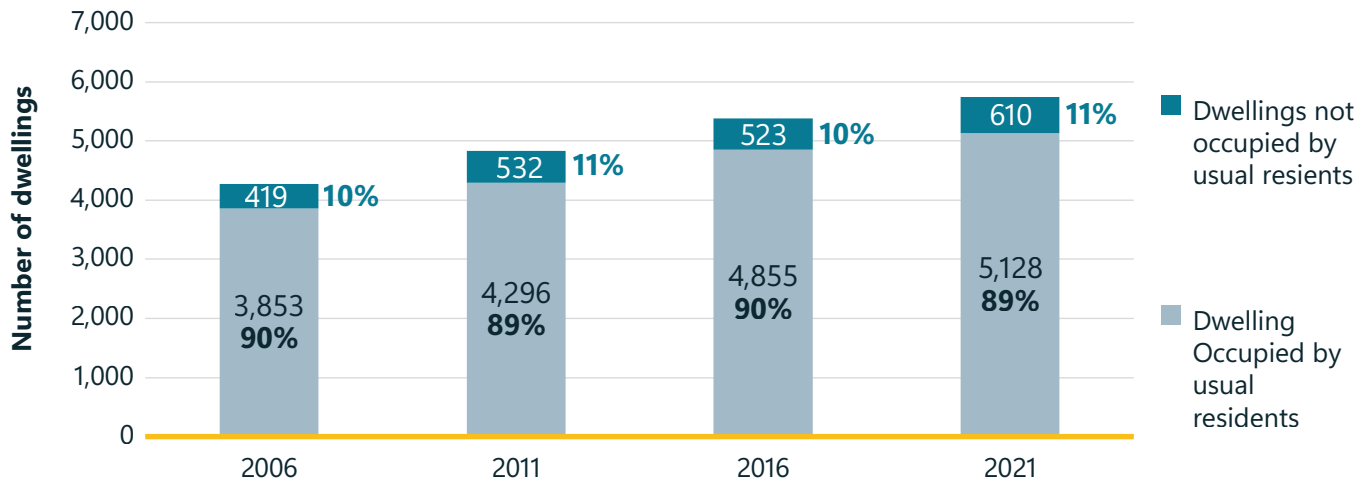
Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



2.4.2 Dwelling Occupancy Trends

The Census reports on the number of dwellings occupied by usual residents (either the owner or a full-time tenant), and dwellings that are not occupied by usual residents, typically short-term rental, holiday homes, or other forms of commercial accommodation. The number of and proportion of dwellings not occupied by usual residents has been slowly increasing from 419 units or 10% in 2006 to 610 or 11% in 2021.

Figure 15: Dwellings Not Occupied by Usual Residents



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

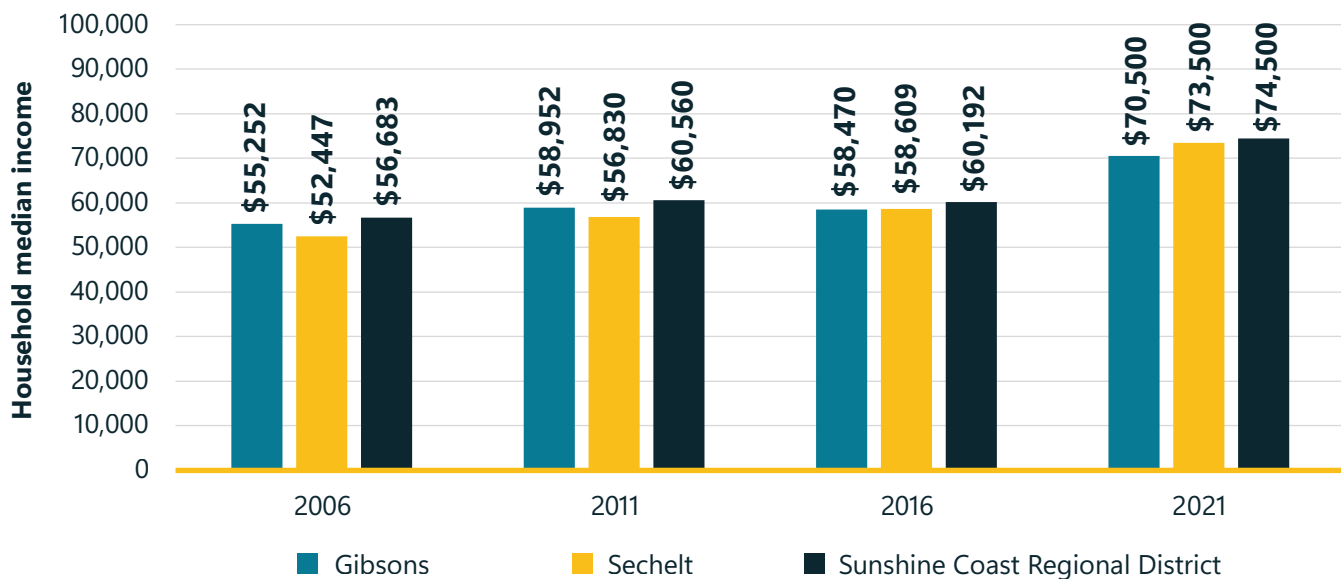
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Housing Profile

3.1 Income in Sechelt

The median income of Sechelt residents increased by 25% between 2016 and 2021. The median household income in the District, as of 2021, is slightly higher than in Gibsons (+4%) but slightly lower than across the SCRD (-1%). The household median income in Sechelt has stayed comparable to the SCRD and Gibsons since 2006.

Figure 16: Household Median Income Data in Sechelt and the SCRD, 2006 to 2021



Source: Statistics Canada, Census Profiles for Gibsons, Sechelt, SCRD, 2006, 2011, 2016, 2021

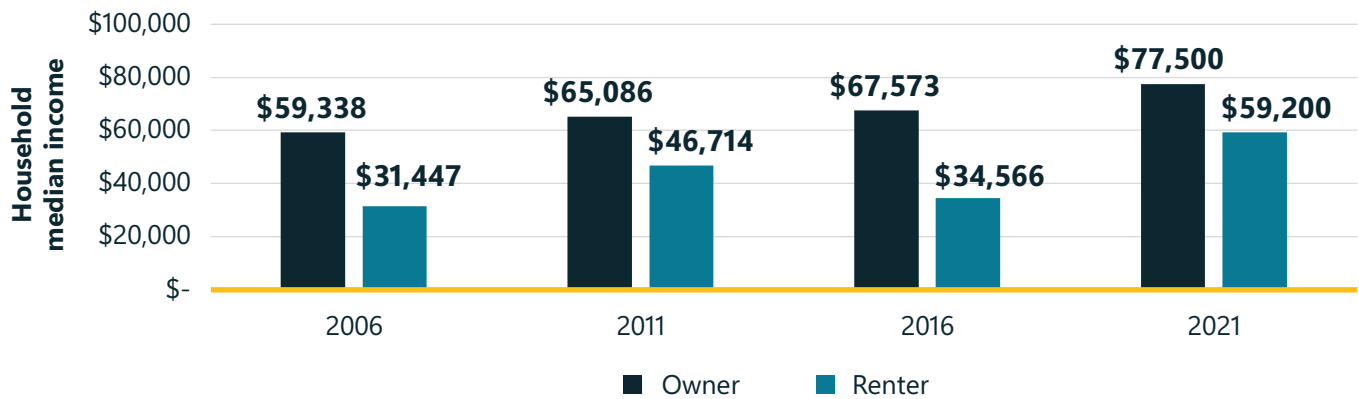
3.1.1 Income by Tenure

Since 2006, owner households in Sechelt have typically earned between significantly less than owners: median owner income in 2021 was 31% higher than median renter income. Overall median renter incomes increased between 2006 and 2021, by 88%, while median owner incomes increased by 31%. However, it should be noted that renter incomes were likely inflated in 2021, due to the Canadian Emergency Response Benefit.



The Canadian Emergency Response Benefit (CERB) was introduced in 2020 to support those whose employment was adversely affected by the Covid-19 Pandemic. The CERB provided \$2,000 per month to individuals which substantially boosted the incomes of very low and low-income households. This likely accounts for the substantial increase in renter incomes, and may even be a contributor to higher owner incomes. This benefit was not permanent, and it remains to be determined what the trend for renter incomes will be over the long-term.

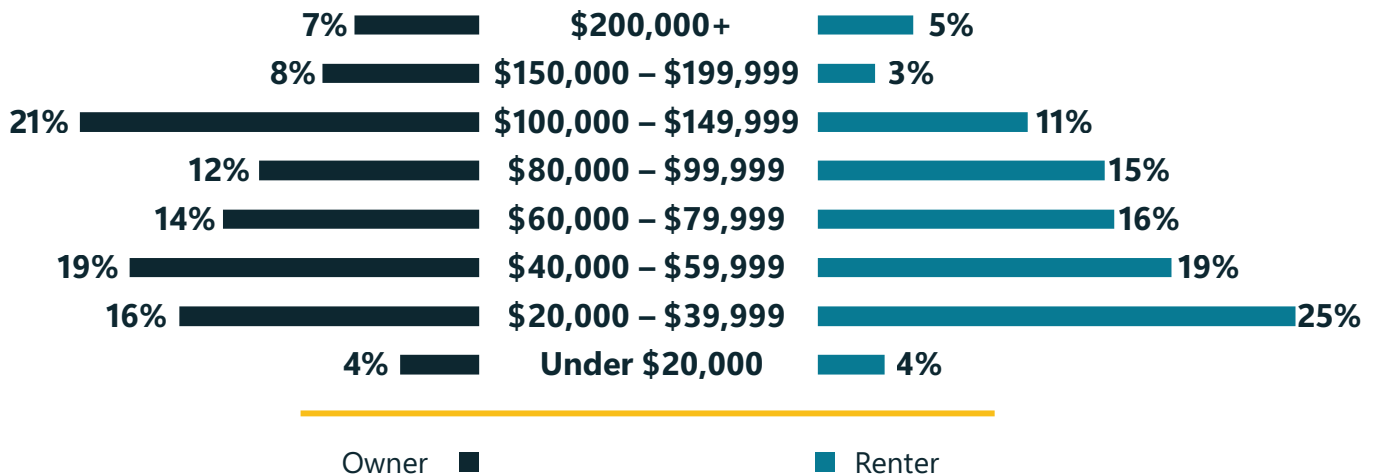
Figure 17: Household Median Incomes in Sechelt by Household Tenure, 2006 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

Figure 18 illustrates how the household incomes are distributed by tenures in Sechelt. The data shows owner and renter households are distributed very differently, with 48% of owner households earning more than \$80,000 and 64% of renter households earning below \$80,000. Owner households are typically older, meaning they are further along in their respective careers, and include fewer single-person households, which accounts for a significant portion of the difference. Twenty-nine percent (29%) of renter households in 2021 earned less than \$40,000. This equates to an affordable rent of \$1,000 or less, indicating that to achieve affordable housing, they would likely need to find a below-market option.

Figure 18: Household Income Distribution in Sechelt by Household Tenure, 2021



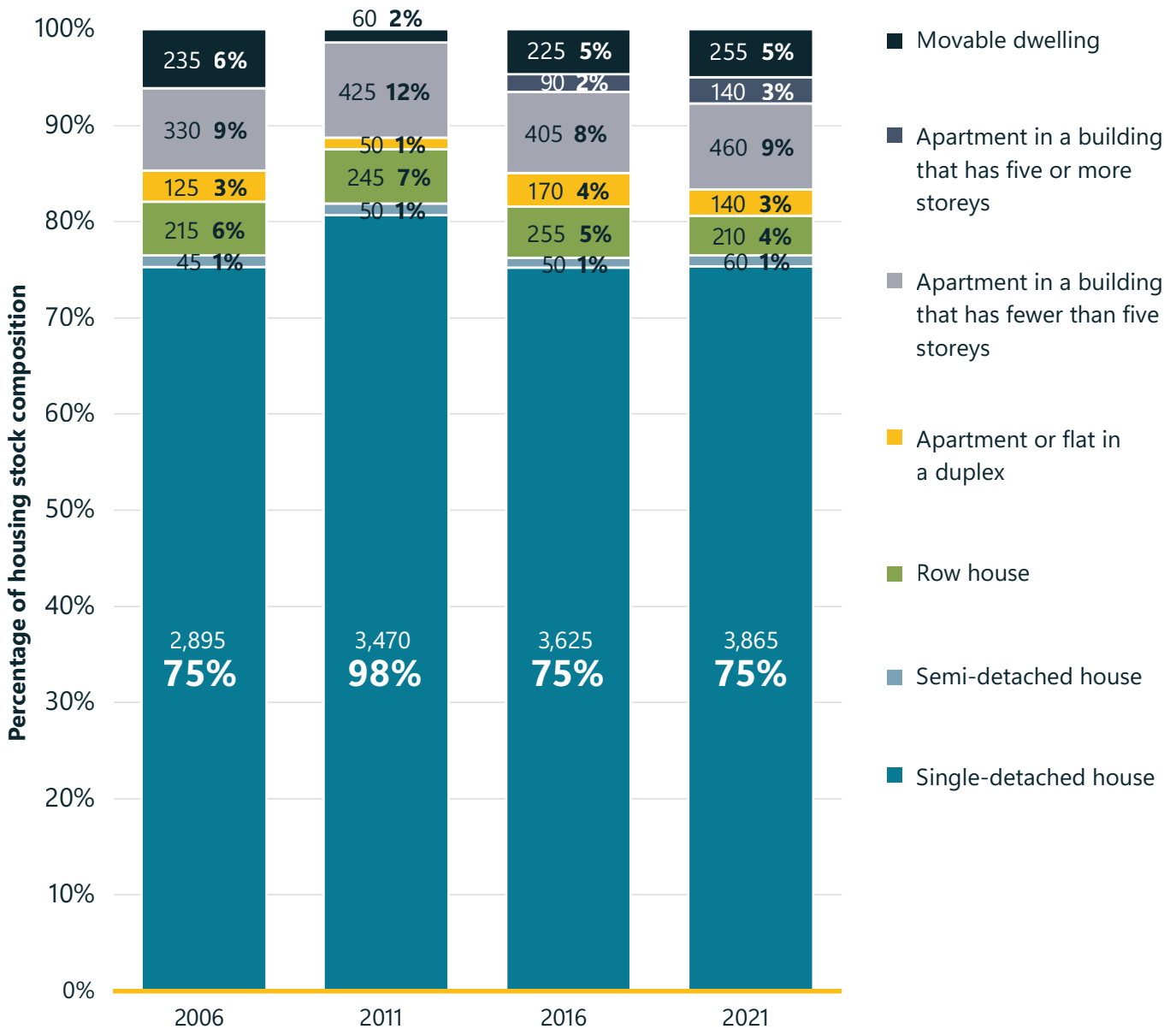
Source: Statistics Canada, Census Profiles for Sechelt, 2021

3.2 Sechelt Housing Stock

3.2.1 Housing Stock Changes

Since 2006, the existing housing stock in Sechelt has remained relatively unchanged, with 75% of all dwelling units being single detached homes. As shown in Figure 19, the overall composition of housing types in 2021 was 75% single-detached, 9% apartments in a building that has fewer than five storeys, 5% moveable dwellings, 4% row houses, 3% apartment or flat in a duplex, 3% apartment or flat in a duplex, 1% semi-detached.

Figure 19: Housing Stock Composition 2006 to 2021

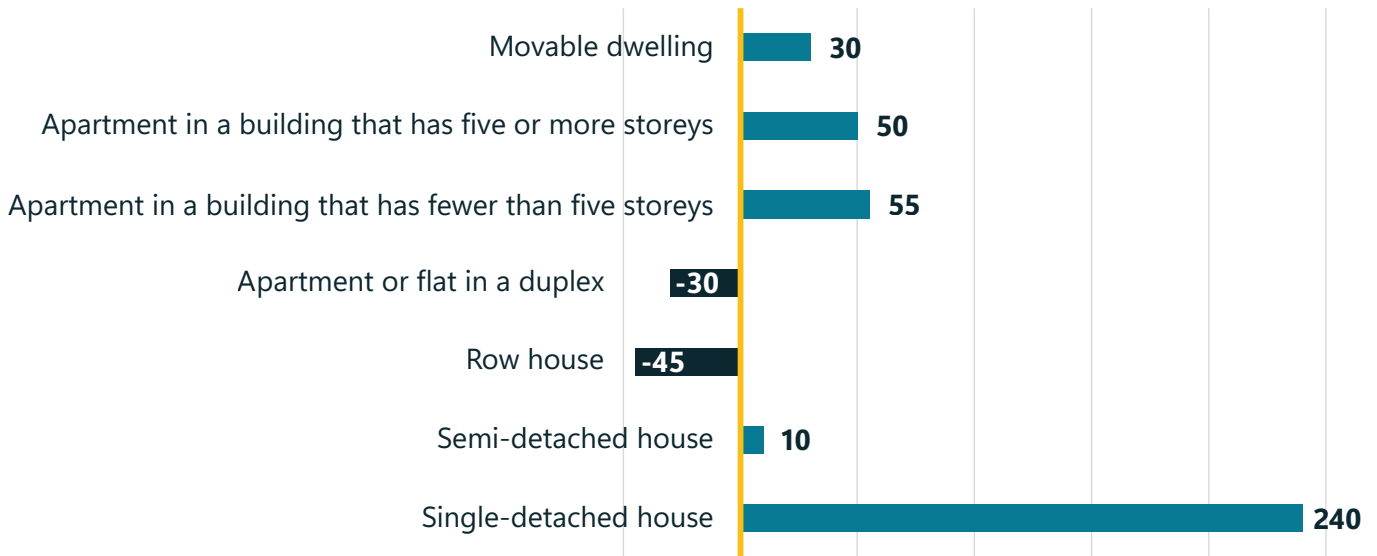


Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021



While single-detached homes have continued account for 56% of occupied units, the District increased denser forms of infill housing by adding 187 new row houses, apartments/duplexes, and apartments that have fewer than five storeys, as shown in Figure 20.

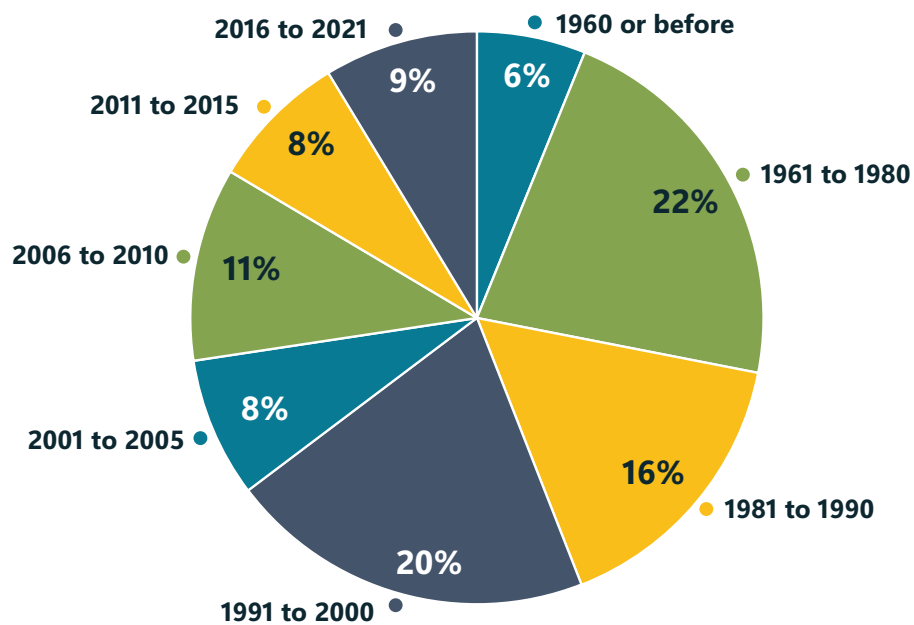
Figure 20: Housing Continuum Change from 2016 to 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2006, 2011, 2016, 2021

3.2.2 Housing Stock Age

Figure 21: Housing Stock Age, All Households, 2021

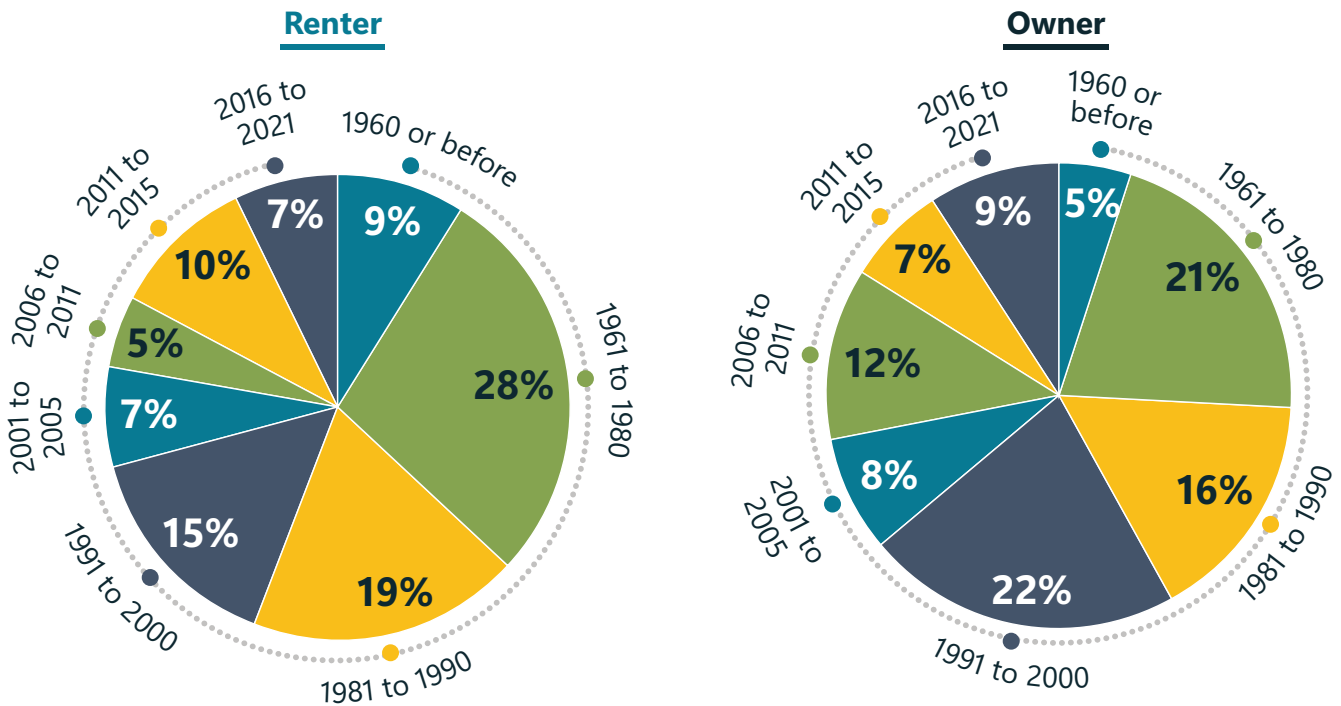


Source: Statistics Canada, Census Profile for Sechelt, 2021

As of 2021, approximately three-quarters (72%) of Sechelt housing stock has been built since 1981 and 28% was built prior to 1980. Since owner households represent 81% of all households, the age of owned housing units follow the age trend of the overall housing stock fairly consistently. However, the relative age of housing for renter households is older, with 37% being built prior to 1981 compared to only 26% of owner households.

Typically, after 40-50 years multifamily residential buildings have a higher chance of being redeveloped. Purpose-built rentals typically have a longer lifespan due to municipal and provincial rental controls. According to CMHC, approximately 37% of Sechelt’s purpose-built rental stock was constructed before 1980.

Figure 22: Housing Stock Age by Tenure, 2021



Source: Statistics Canada, Census Profiles for Sechelt, 2021

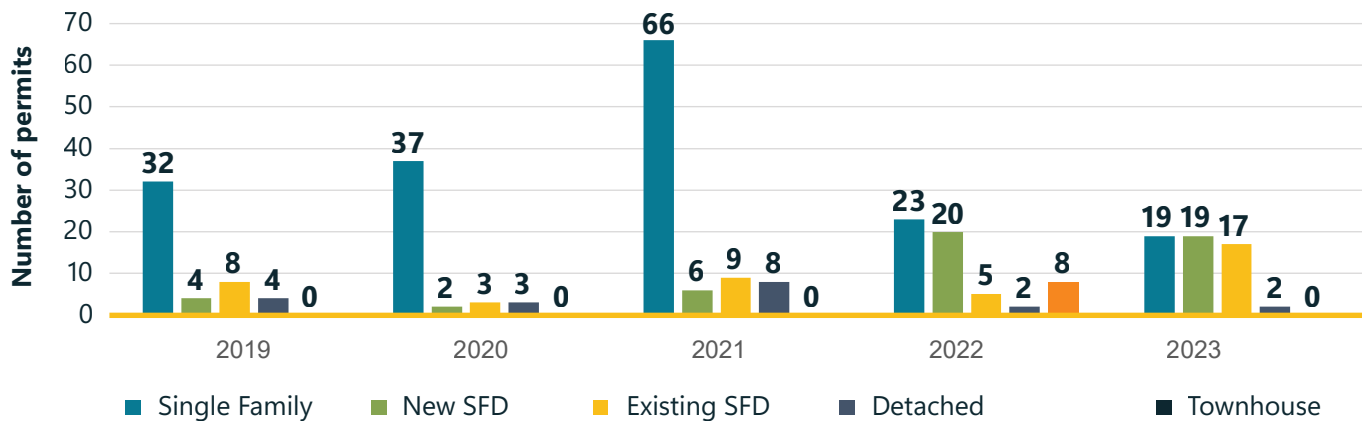


3.2.3 Building Permit Data

Between 2019 and 2023, there was a net total of 456 residential units that received a building permit in Sechelt. Most (63%) recent building permits have been issued for detached homes, or a detached secondary dwelling, and apartments and townhouses/duplexes have accounted for 35% and 2% respectively. However, in 2023 the District issued building permits for a total of 155 apartments units, accounting for 34% of all issued units since 2019.

On average there have been 76 new building permits for new residential units issued every year since 2019.

Figure 23: New Building Permits by Housing Type, 2013 to 2023



Source: District of Sechelt, Municipal Building Permit Data



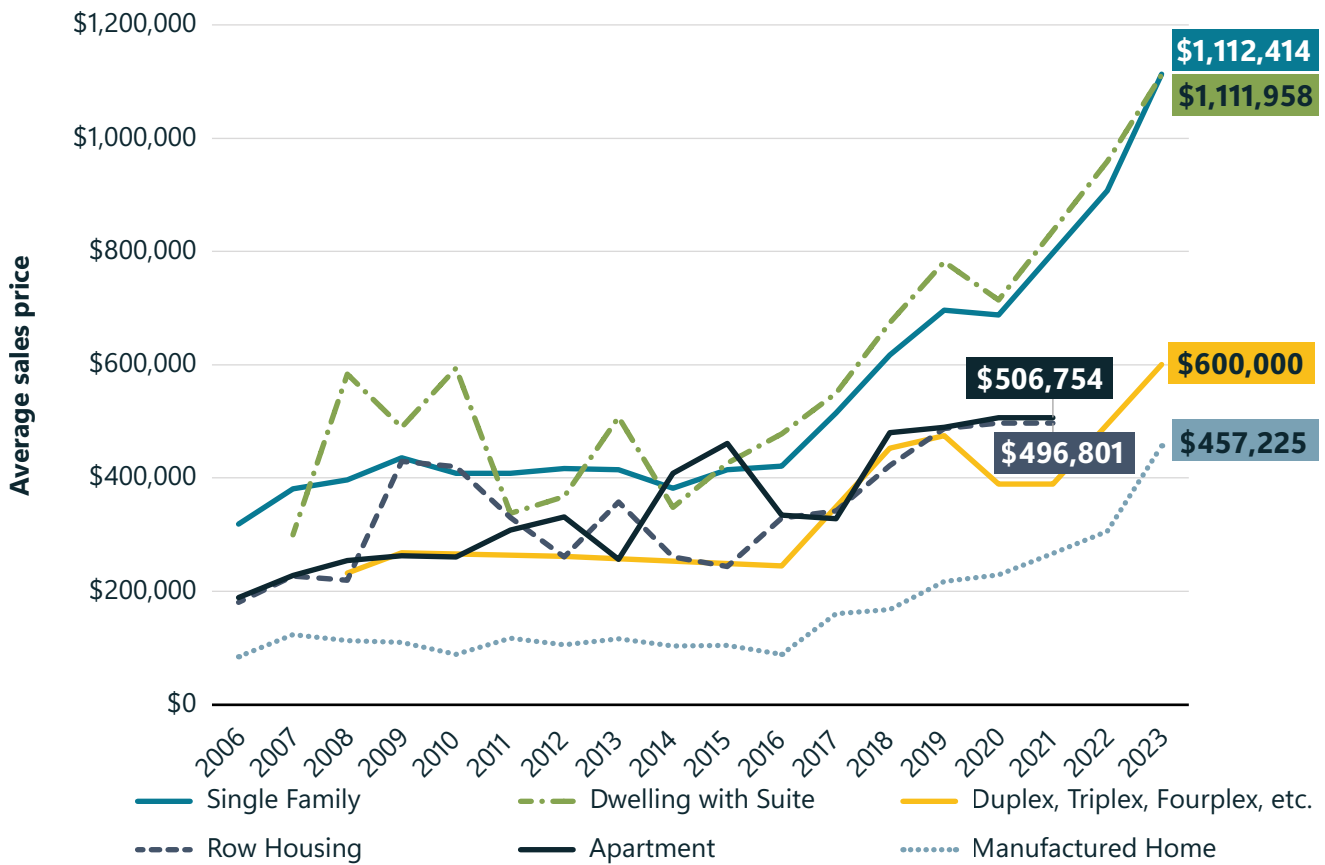
3.3 Cost of Housing

3.3.1 Cost of Ownership

The cost of homeownership increased on average 216% from 2017 to 2023 for all owned housing types. The increase in ownership cost impacted single-family homes and manufactured home prices the most, with associated 216% and 284% increases, respectively. Below is a list showing the increase in housing costs for each type of housing from 2017 to 2023, as reported by BC Assessment. The data below captures average sale prices by housing type for each year from 2006 to 2023. However, due to limited data through BC assessment, data is not available for all housing types for every single year, as shown below.

- Single Family Dwelling – 216%
- Single Family Dwelling with a suite – 202%
- Houseplex – 132% (2018 to 2023)
- Row Housing – 145% (2017 to 2020)
- Apartment – 154% (2017 to 2020)
- Manufactured Home – 284%

Figure 24: Average Sale Prices in Sechelt 2006 to 2023



Source: BC Assessment, Assessment Roll, 2006 – 2023



3.3.2 Secondary Rental Housing

Research conducted by Cover the Coast provides a snapshot of the secondary rental housing market in Sechelt in 2023 and 2024. Between July 2023 and June 2024, Cover the Coast collected data on monthly secondary rental costs on online websites and social media. Table 4 shows the average monthly rent for available listings by household size.

The census also collects data on the reported average rent for Sechelt. In 2016 the census reported the average rent to be \$1,064, which increased by 27% to \$1,350 in 2021. It is important to remember that the average rents from 2023 to 2024 (Table 4) are based on vacant rental units. These rental rates may have been increased in-between tenants. Average rents reported in the 2021 Census include people who have been in their homes for longer periods of time and have experienced fewer rent increases. Therefore, average rents for 2021 reported in the Census are likely lower than the cost to rent a vacant unit on the market at that time. This is because rent can only be raised by a set maximum each year while the same tenant is living in the unit.

Table 4: Secondary Rental Market Scan, by Housing Type – 2023 to 2024

Housing Type	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Average Rent 2023/2024	\$1,447	\$1,650	\$2,428	\$2,895	\$3,872

Source: Cover the Coast: Alliance For Affordable Housing, 2024

3.4 Homelessness

The Homelessness Services Association of BC, with support from BC Housing and the Province, conduct Point-In-Time (PiT) counts, which provide a snapshot of people who are experiencing visible homelessness in a 24-hour period, their demographic characteristics, service use and other information. Across Sechelt and Gibsons, 97 people were identified to be experiencing homelessness in the 2023 PiT Count. This is an increase from 84 people in 2020, and 57 people in 2018. Most of these individuals were working-age adults between 25 and 54 years old, 24% were seniors (55 years or older), and 12% were youth under 25 years old. Almost half (44%) of respondents identified as Indigenous.

The Province also conducts the Integrated Data Project, which aims to better understand, respond to, and prevent homelessness in B.C. using de-identified provincial administrative data to get a more complete picture of who is experiencing homelessness. To date, the project has generated estimates of the population of individuals living in British Columbia who experienced homelessness in 2019, 2020, and 2021. In 2021, the integrated data project estimated that 146 individuals were experiencing homelessness across the Sunshine Coast. If the 146 individuals are dispersed proportionately based on population across Gibsons and Sechelt (the region's service centres), there are an estimated 101 individuals experiencing homelessness in Sechelt.

According to Cover the Coast, an Alliance for Affordable Housing on the Sunshine Coast, as of June 2024, there are 237 supportive housing units providing short- and long-term assistance, including:

- 134 – Long-term units for seniors
- 4 – Hospice units
- 48 – Supportive housing units
- 46 – Transitional housing units
- 5 – housing units for people with developmental limitations

3.5 Affordable Housing Stock

According to Cover the Coast, an Alliance for Affordable Housing on the Sunshine Coast, as of June 2024, there are 156 existing affordable housing units, including both rental and ownership tenures. Most existing affordable units in Sechelt are for seniors and people with limitations, with 111 units or 42% of all affordable units. There are also 111 affordable housing units planned or underway, with units for seniors and people with limitations accounting for 85% of anticipated units.

Table 6: Existing and Planned Affordable Housing Stock

Eligible Tenants	Units Existing	Units Planned Or Underway	Model	Total
All	25	17	Affordable or Below Market	42
Seniors and people with limitations	111	94	Affordable & Below Market	205
People with developmental limitations	4	0	Affordable	4
Families	16	0	Affordable	16
Total	156	111		267

Source: Cover the Coast: Alliance For Affordable Housing, 2024

3.6 Affordability Analysis

3.6.1 Owner Affordability Analysis

Ownership is most unaffordable for non-census families, which largely consist of individuals living alone and one-parent households. For non-census families and one-parent households, no form of homeownership is considered affordable at the median income and would require households to pay more than 50% of income on housing costs in order to purchase even the most affordable unit type. For median-income-earning couples without children, again, no form of home ownership is considered affordable, with the average cost of Townhouses, apartments or houseplex still requiring between 30% to 49% of a household's monthly income.

Median-income-earning couples with children can afford the average cost of townhouse but likewise can not spend 30% or less on a single-detached home, apartment, or houseplex. Notably, no median-income-earning families can spend less than 50% of their monthly income on a single detached home. This data indicates that there is a serious ownership affordability crisis in Sechelt, with very few family structures being able to transition from renting to ownership without significant financial hardship.



Table 7: Owner Affordability Analysis, 2024

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs*			
			Single-Detached Dwelling \$1,112,414	Townhouse \$496,801**	Apartment \$506,754**	Duplex, Triplex, Fourplex \$600,000
Couples without children	\$91,735	\$2,293	-\$4,189	-\$735	-\$988	-\$1,307
Couples with children	\$129,694	\$3,242	-\$3,241	\$214	-\$39	-\$358
One-parent families	\$70,646	\$1,766	-\$4,717	-\$1,262	-\$1,515	-\$1,834
Other census families	\$149,728	\$3,743	-\$2,740	\$715	\$462	\$143
Non-census family households (Individuals living alone or with roommates)	\$40,068	\$1,002	-\$5,481	-\$2,026	-\$2,280	-\$2,598

*Several assumptions were made to conduct the affordability analysis, including a mortgage with a 10% downpayment, a three-year fixed-rate mortgage at 5.4%, and a 25-year amortization period. Other expenses included estimated annual Insurance costs of \$1000 and utilities costs of \$1,150. Applicable property tax rates and municipal services were also included.

**There have been no tracked assessment sales for apartments or townhouses since 2020 and the costs have likely increased, meaning the analysis may indicate greater affordability than the 2024 housing reality.

- Spending less than 30% of their income on shelter costs
- Spending approximately 30-49% of their income on shelter costs
- Spending 50% or more of their income or less on shelter costs

3.6.2 Renter Affordability Analysis

Rental housing in Sechelt, based on the median income of renter households, is largely unaffordable (Table 8). Except for other census families, no family type can afford an adequately sized unit based on expected family size. Couples with children are the only family type able to spend less than 30% of their monthly income on a one-bedroom, but couples with children need at least a two-bedroom unit, based on CHMC guidelines.

This affordability analysis is based on the data collected through the secondary market scan does not include purpose-built rental housing, of which there is very little in Sechelt. The affordability analysis has been conducted by the unit size, as shown in Table 8, rather than the type of suite, as shown in Table 7, as this method reduces variability within housing types.

Table 8: Renter Affordability Analysis, 2024

	Median Household Income*	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			1-Bedroom Apartment \$1,650	2-Bedroom Apartment \$2,428	3-Bedroom Apartment \$2895
Couples without children	\$70,073	\$1,752	-\$20	\$797	\$1,264
Couples with children	\$99,069	\$2,477	\$705	-\$72	-\$540
One-parent families	\$53,965	\$1,349	-\$422	-\$1,200	-\$1,667
Other census families	\$114,373	\$2,859	\$1,088	\$310	-\$157
Non-census family households (Individuals living alone or with roommates)	\$30,607	\$765	-\$1,006	-\$1,784	-\$2,251

* Several assumptions were made to conduct the affordability analysis, including estimated annual costs of utilities and renters insurance at \$1,150 and \$300, respectively.

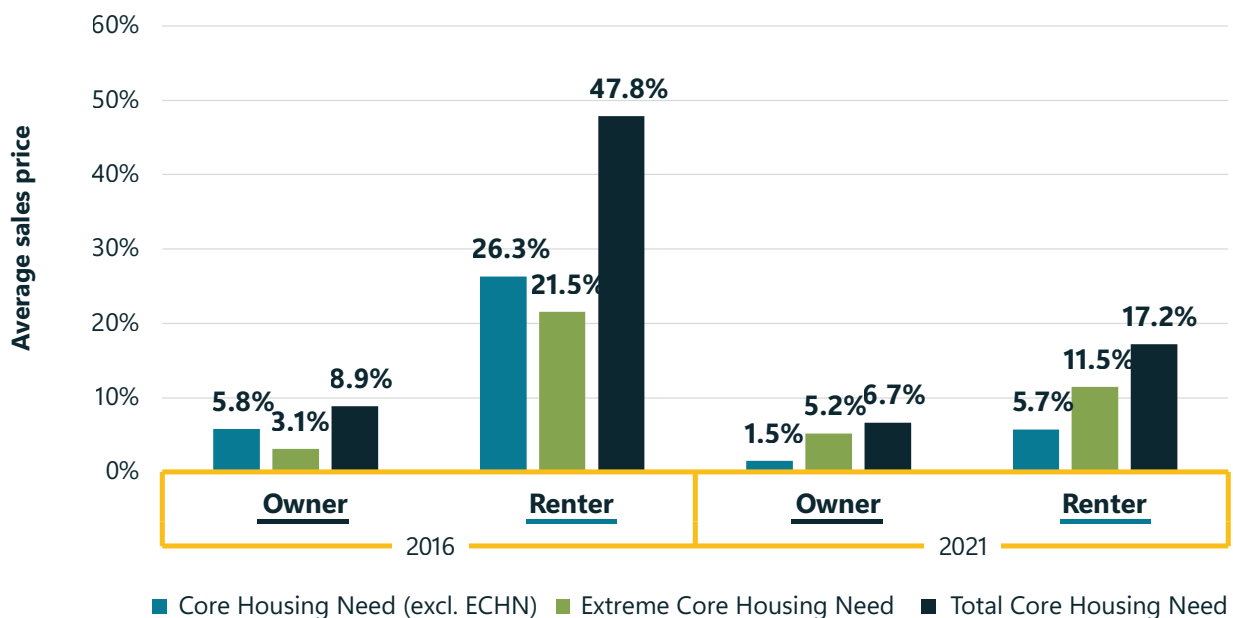
- Spending less than 30% of their income on shelter costs
- Spending approximately 30-49% of their income on shelter costs
- Spending 50% or more of their income or less on shelter costs



3.6.3 Core Housing Need

Core housing need for renters was reported to decrease between 2016 to 2021: 47.8% or 500 of Sechelt renter households experienced core housing need in 2016 compared to 17.2% or 165 renter households in 2021. However, during this period the cost of median rents increased. Notably, the rate of extreme core housing needs for renter households also decreased from 21.5% in 2016 to 11.5% in 2021. The reported decrease in core housing need is likely to be caused by an artificial depression of core housing need statistics amongst renters due to CERB. The CERB benefit supported some of the lowest-income households in communities across Canada, and this income support likely decreased housing pressures for these households.¹ However, it may also be attributed to lower-income renters leaving Sechelt due to affordability issues. Core housing need amongst owner households slightly decreased from 8.9% in 2016 to 6.7% in 2021.

Figure 25: Core Housing Need, 2016 to 2021



Source: Statistics Canada, Census 2021, 2016 – Custom Information for BC Ministry of Municipal Affairs and Housing

¹ <https://hart.ubc.ca/wp-content/uploads/2023/07/Understanding-2021-Core-Housing-Need-Data.pdf>

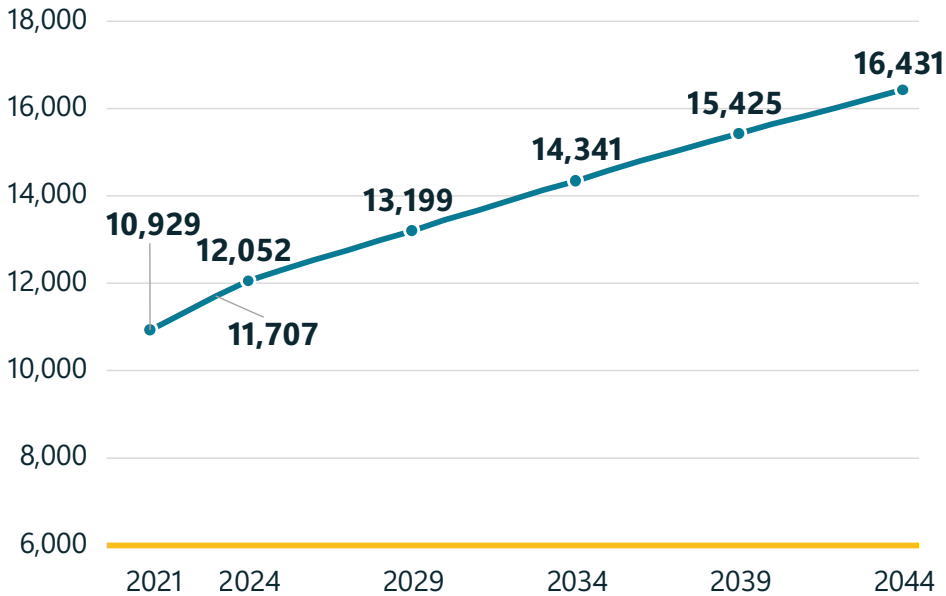
4.0

Community Growth

4.1 Population Projection

Sechelt is projected to continue experiencing population growth. Between 2021 to 2029, the District's population is projected to grow by 21% to a total of 13,199 residents (Figure 26). Between 2021 and 2034, Sechelt's population is projected to grow by 31% to a total of 14,341, up from 10,929 residents in 2021. To accommodate the projected population growth, Sechelt is projected to add approximately 1,110 net new households by 2029 and a total of 1,656 by 2034 (Figure 26).

Figure 26: Projected Population, 2021 to 2033



Source: BC Statistics Population Projections and Statistics Canada Census 2021

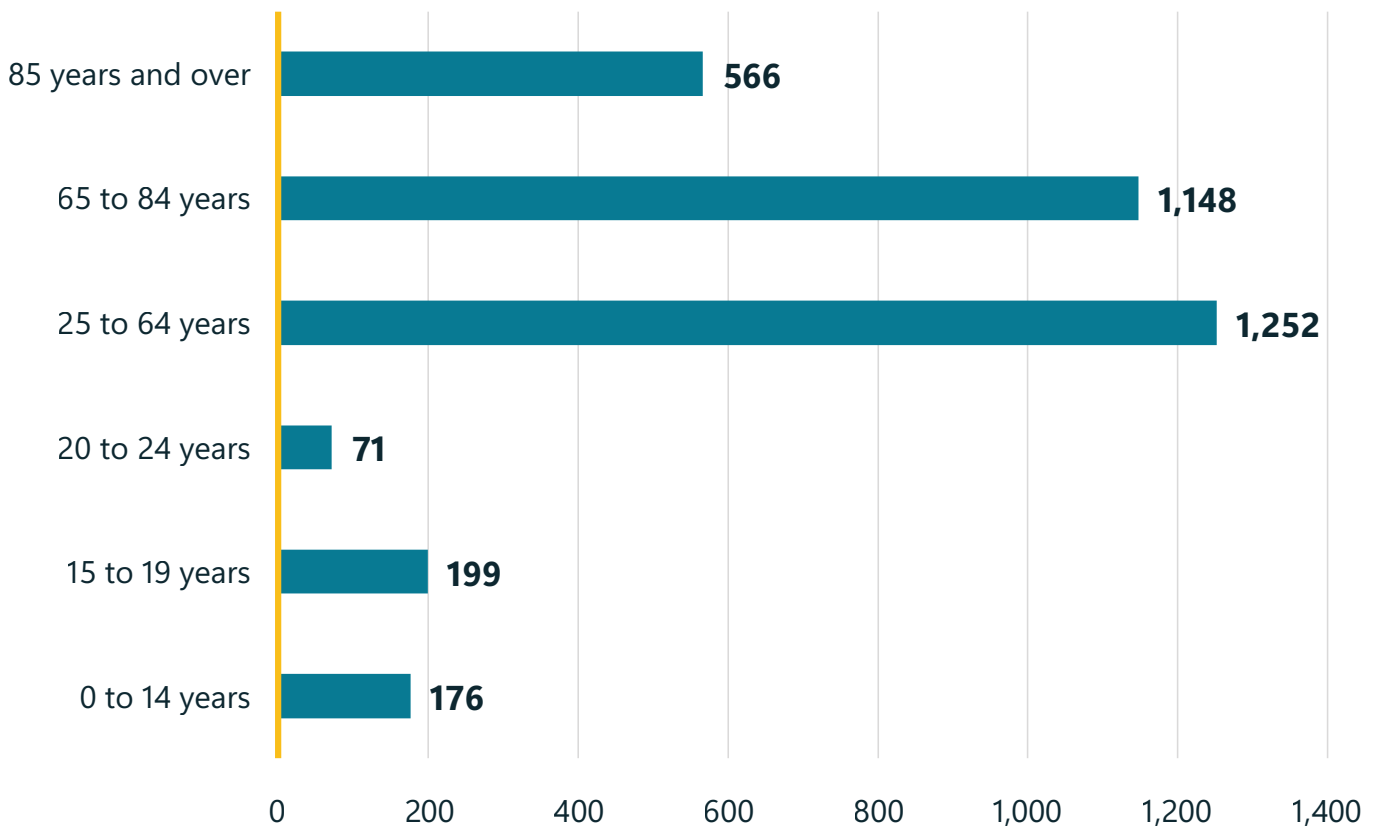


4.1.1 Changing Demographic in Sechelt

Sechelt population is projected to increasingly become older, a trend that is occurring at the Provincial and Federal scales as well. The median age in Sechelt is expected to remain stagnant at 57.9 between 2021 and 2029 and see a slight reduction to 57.5 by 2034. Figure 27 shows the nominal change in age cohorts. It is projected that by 2034, there will be approximately 1,714 more seniors, who will account for 41% of the population.

Working-age adults between the ages of 25 to 65 are expected to account for more new growth, adding 368 people between 2024 and 2034. A modest 446 increase in youth and children between the ages of 0 and 24 years old is projected.

Figure 27: Projected Change in the Age Composition Of The Population, 2024 to 2034



Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

4.2 Household Projections

This section describes how household growth is likely to evolve in Sechelt, including growth by tenure, family type, and unit sizes. It is important to understand the future demand on the housing market to inform policy related decision-making processes today.

4.2.1 Household Growth Scenarios

This report presents two approaches to population growth projections for Sechelt. The first approach is based municipally specific growth statistics for Sechelt and the second approach is based on Sunshine Coast.

Approach 1 –BC Stats Local Approach

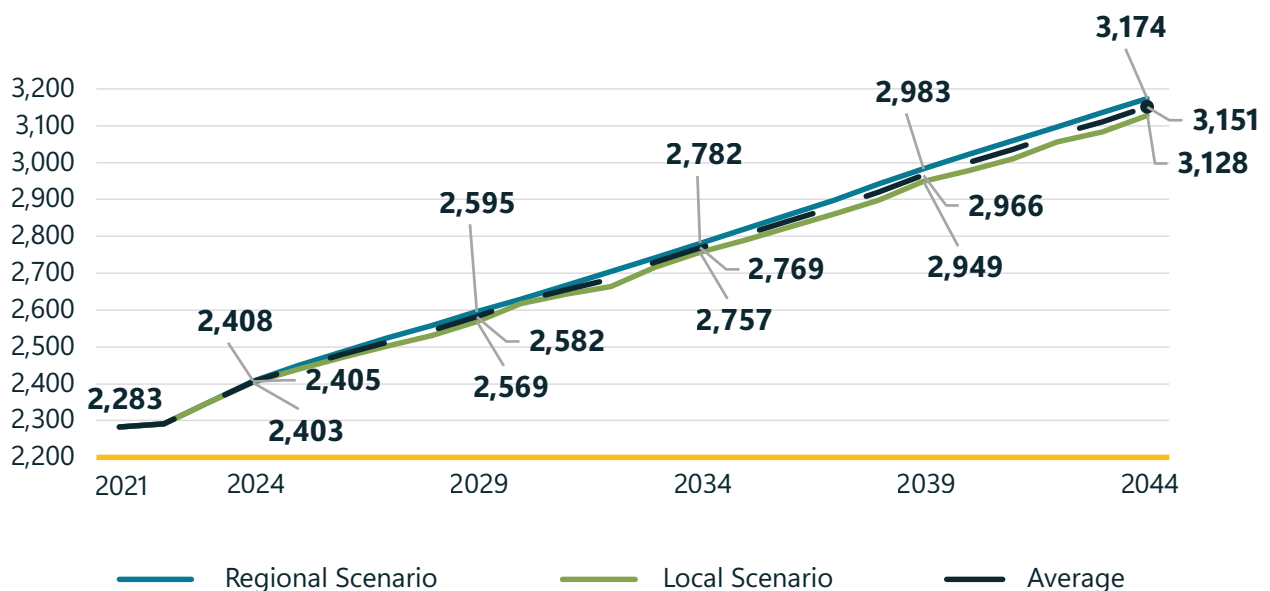
- The household projection for the District of Sechelt developed by BC Stats is used to determine the household growth in the District following the projected local trajectory of population growth and household size in the District.

Approach 2 –Regional Approach

- The household growth of the District of Sechelt is assumed to follow the rate of growth in the number of households at the rate of the Sunshine Coast Regional District as a whole. First, the projected households for the region are extracted from BC Stats household projection. The projected rate of change in the number of households at the regional level each year is applied to the household projections at the District level.

The projected household growth under the local trajectory exceeds the region trajectory by 5.4%, as shown in Figure 28. This report focuses on the projected growth local trajectory. The projected household growth for the regional trajectory is presented for reference only.

Figure 28: Projected Household Growth 2021 to 2044



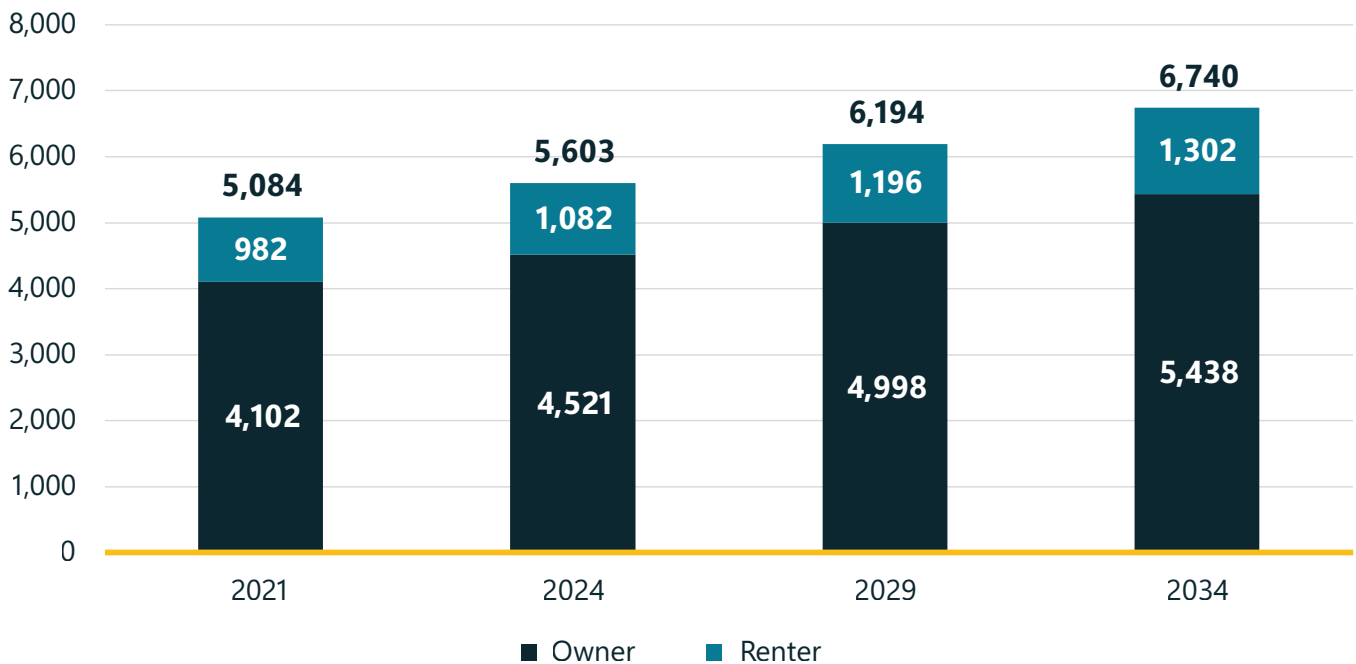
Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021



The projection used in Figure 28 assumes household formation patterns remain unchanged from the Census 2021 data across all age groups. Historically, the mix of housing tenure has fluctuated from 20% in 2006, 17% in 2011, 23% in 2016, and 19% in 2021. Suppressed household formation (i.e., Households that could have been formed but not able to do so due to housing shortage) is not included in the estimates but is discussed in Section 5.8.2.

Figure 29 and Table 9 show the projected household growth by tenure. The proportion of renter households is projected to remain the same (19%) up to 2034. By 2029, it is projected that there will be an additional 214 new renter households and 896 new owner households compared to 2021. By 2034, there is projected to be a total of 320 new renter households and 1,336 new owner households. The mix of tenure is not projected to change, with 19% of all households being rental in both 2029 and 2034. New residential development will still be dominated by owner households with 81% of new development being owner tenure.

Figure 29: Projected Household Growth by Tenure



Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

Table 9: Projected Household Growth by Tenure

Additional households	2024 – 2029	2029 – 2034	Total (2024 – 2034)
Owner	477	440	917
Renter	114	106	220
Total	591	546	1,137

Source: Derived from BC Stats Population Projection and Statistics Canada, Census 2021

4.2.2 Projections Based on Unit Size and Family Types

Table 10: Projected Demand for Household Size by Family Structure shows anticipated demand for households of different sizes based on family types. It is anticipated couple and without children will look for 50% studio or one-bedroom units and 50% two-bedroom units. For families with children and other larger families, it is anticipated that 33% of households will require a two-bedroom unit, while 67% will require a larger three – or more-bedroom unit. For non-census families, such as individuals or a group of unrelated roommates, it is anticipated their demand will for 60% studio and one-bedroom units, 30% two-bedrooms units, and 10% three – or more-bedroom unit.

Table 10: Projected Demand for Household Size by Family Structure

	Studio and 1-bedroom	2-bedroom	3+ bedroom
Couple without Children	50%	50%	0%
Families with Children and other Families	0%	33%	67%
Non-census families	60%	30%	10%



Table 11: Projected Demand for Household Size by Family Structure indicates the projected number of units by unit size that will need to be accommodated for the projected population growth and demographics. Notably, 41% units needed are projected to be studio or 1-bedroom units. 2-bedroom units are projected to account for 37% of the demand, while 3+ bedroom units are anticipated to account for 22%. It must be noted that only family structures such as couples without children and non-census families are suitable for studio and 1-bedroom units; they may increasingly want larger units for a variety of reasons, such as a work-from-home or flexible space. Given that many family structures that are suitable to studio or 1-bedroom units may desire larger living spaces, this report's projections may underestimate the demand for 2-bedroom units.

Table 11: Projected Demand for Household Size by Family Structure

	2024-2029	2029-2034	2024-2034	
	Additional Units Needed	Additional Units Needed	Total Additional Units Needed	% of Units
Studio and 1-bedroom	250	212	462	41%
2-bedroom	221	200	421	37%
3+ bedroom	120	134	254	22%
Total	591	546	1,137	100%

Source: Derived from Statistics Canada Census Program and BC Stats Custom Projections

5.0

Key Housing Needs in Sechelt

To combat the affordability and availability crisis in Sechelt, it is important to understand the demand currently present in the District today, in addition to household projects discussed in Section 4. This section uses components of need to calculate how a component of need is a specific pressure which creates demand for housing supply, such as low vacancy rates or suppressed household formation.

5.1 Affordable Housing

Affordability is a key issue across the Sunshine Coast for both renter and owner households. In Sechelt, from 2016 to 2021 household median incomes increased 25%, while the average sale prices increased by 200%. The disparity between income growth and the cost of housing in Sechelt is increasing, meaning that the median-income household is being priced out of their community.

As of 2021, there were 165 or 17% of renters are in core housing need, with 110 renter households (in extreme core housing need, compared to only 7% and 5% of owners, respectively). The number of owner households experiencing extreme core housing need increased from 3% or 110 households in 2016 to 5% or 210 households in 2021. Additionally, in 2021 there were 85 owners with mortgages in extreme core housing need.

To eliminate Extreme Core Housing Need there will need to be 200 specifically targeted units by 2041.

This report is using the most recent 2021 Census Data. However, it must be noted that these CHN statistics are likely lower than reality due to CERB, as discussed in Section 3.5.3.



5.2 Rental Housing

Rental Housing is a sector that the Provincial and municipal governments want to encourage and facilitate. Between 2016 and 2021, the cost of rental housing has increased by a minimum of 27%, and median renter incomes have only increased by 12% (if adjusted for an average increase every 5 years since 2011), including the temporary boost from CERB. Renter households are typically subject to CHN more often than Owner Households due to lower median incomes. As of 2021, renter households are 10% more likely to be in CHN and 6% more likely to suffer from Extreme CHN. Unlike owner households, renter households have limited options to find more affordable housing.

Housing mobility is limited for renter households in Sechelt due to the estimated lack of vacant units. As of 2022, the rental vacancy rate in nearby communities with reliable data reported by CMHC was only 0.7%. A healthy vacancy rate is generally considered to be between 3% and 5%. For the District to adjust its vacancy rate to 5%, slightly more than four units are need every five years from 2021 to 2041.

New rental housing can either take the form of a primary or secondary rental market. The primary rental market is generally purposed built rental buildings or units which are secured as long-term rentals, through covenanted housing agreements or residential rental tenure. The secondary rental market typically consists of whole homes on existing suites or condominiums that are rented out by owners. It is anticipated that the majority of new rental housing will meet projected demand in the primary rental market. The primary rental market ensures long-term reliability for the District and tenants. While data on specifically purpose-built rental is not available in small communities, the census reports that 37% of renter households were built prior to 1981 compared to only 26% of owner households. With more than one-third of all rental units being over 40 years old, the redevelopment of much of the District's rental stock is increasingly likely to be redevelopment.

5.3 Housing For Families

To meet the projected household growth by 2029, a total of 591 new units will be needed, while a further 546 will be needed between 2029 and 2034. 462 or 41% of the total 1,137 units are projected to be studio's or 1-bedroom units. However, 254 or 22% will need to be units with three bedrooms or more to meet the projected growth in larger families, as shown in Table 12. The affordability analysis highlighted in section 3.5 indicates that the affordability of larger units is a significant issue for almost all family types. Given the high projected growth in these categories, incentivizing these types of units will be a District priority for years to come.

Table 12: Projected Household Growth by Unit Size, 2023 to 2028

	2024-2029	2029-2034	2024-2034	
	Additional Units Needed	Additional Units Needed	Total Additional Units Needed	% of Units
Studio and 1-bedroom	250	212	462	41%
2-bedroom	221	200	421	37%
3+ bedroom	120	134	254	22%
Total	591	546	1,137	100%

5.4 Housing for Seniors

Sechelt's community is substantially older than most communities across the Province. As of 2021, the seniors age cohort (65+) comprises 36% of the overall population and a total of 3,975 individuals. By 2029, seniors will account for 41% of the population, increasing by 1,417 more seniors. By 2034, seniors will continue to account for 41% of the population, increasing by a further 473 seniors.

Seniors, more often than other demographic groups, require housing that meets specific standards. For many seniors living on a fixed-income limits housing option. Other Seniors may require specific accessibility considerations such as elevators, limited stairs, and other accessibility features. Housing with special considerations will be required to adequately accommodate the projected growth of seniors.

5.5 Housing for Indigenous Households

Sechelt is located on the traditional territory of the shíshálh. As of 2021, Sechelt is 4.9% Indigenous, accounting for 525 Individuals who identify as Indigenous. In 2021, 11% of Indigenous households were in CHN. Notably, 44% of all respondents identified to be experiencing visible homelessness in the 2023 PiT Count, identified as Indigenous. Considering that only 8% of the Sunshine Coast population is Indigenous, as reported by the 2023 PiT count, the housing crisis is disproportionately affecting Indigenous households and individuals.

5.6 Housing Near Transit

By locating housing near transit, multiple cross-sectional objectives can be met. These include accelerating the transportation mode shift to sustainable modes, ensuring people have equitable access to their daily needs, and reducing monthly household costs by reducing motor vehicle dependency. In 2023, the Province amended the local government to require municipalities to permit greater densities near transit for communities with populations above 5,000, which includes the District of Sechelt, and Zoning Bylaw 580 was subsequently updated to reflect the legislated requirements.

5.7 Homelessness

Along with many communities in British Columbia, Sechelt and the Sunshine Coast have experienced a dramatic increase in the number of people who are homeless or at risk of homelessness. In 2023, 97 individuals were found to be unhoused across Gibsons and Sechelt, and Sechelt's aggregated proportion of the regional population experiencing homelessness is estimated at 49 individuals. It is important that a coordinated effort by the District, regional partners, the Province, and local service providers is made to increase the housing supports for the District's unhoused population. Currently, there is the RainCity Hightide Supportive Housing Shelter, Raincity Shelter Sechelt, and the Sunshine Coast Community Services Society to support individuals experiencing homelessness directly in Sechelt. These programs, along with potential new programs, will need to be bolstered to combat this crisis.



5.8 Components of 5 and 20-year housing capacity

5.8.1 Background

Based on new regulations developed by the Province of B.C, municipalities are now required to develop a multi-component assessment of housing need, to determine how much new housing needs to be accommodated through OCPs. The components are as follows:

- Component A: The number of housing units for households in extreme core housing need (see Sections 3.5.3 and 5.1)
- Component B: The number of housing units for individuals experiencing homelessness (see Sections 3.4 and 5.7)
- Component C: The number of housing units for suppressed households (see Section 5.8.2)
- Component D: The number of housing units for anticipated household growth (see Section 4.2)
- Component E: The number of units required to increase the rental vacancy rate to 3% (see Section 5.8.3)
- Component F: The number of housing units that reflects additional local demand (Section 5.8.4)
 - municipalities (Section 5.8.4).

5.8.2 Suppressed Household Formation

Suppressed household formation refers to households that would have formed if the housing market had been more affordable and available. Suppressed households may be due to adults living involuntarily with parents or roommates because of affordability concerns or suppressed local demand, such as households moving far away from their jobs and services because of affordability concerns. The total number of suppressed households from 2006 to 2021 was 291. Most suppressed households were for those aged 75 and over, as shown in Table 13.

Table 13: Suppressed Household Formation, 2006 to 2021

Age Cohort	Owner	Renter	Total
15 – 24	0	0	0
25 – 34	9	8	18
35 – 44	41	15	56
45 – 54	18	5	23
55 – 64	1	0	2
65 – 74	0	0	0
75 and over	170	22	192
Total	240	51	291

5.8.3 Vacancy Rate Calculation

In 2021, there were an estimated 990 renter households. Using the provincial vacancy rate for purpose-built rentals (data is unavailable for Sechelt) of 1.4%, this means that there are an estimated 14 vacant units in Sechelt across the primary and secondary rental market. In order to achieve a healthy rental vacancy rate, and assuming that other component of housing need (e.g. need for units for new renters, new rental units to address suppressed household growth, affordable units to address homelessness and extreme core housing need) are addressed, this mean that an additional 17 units are required to achieve a healthy vacancy rate of 3%.

5.8.4 Demand Buffer

The demand buffer component of the 20-year housing need is calculated by applying an index (that varies by community) to all components of current housing need (Components A, B, C and E). For Sechelt this buffer is 1.5 and shows that an additional 835 units will be needed by 2041 to account for market demand (see Table 14).

5.8.5 Summary of 20-Year Housing Need

To meet anticipated demand and eliminate the current housing crisis, 2,890 units will be required by 2041. In the next five years, approximately 726 units will be needed. Over half (52%) of the total units required to meet housing demand are driven by projected community growth (Component D).

- Not including units allocated through the demand buffer, over the period from 2021-2026 the following units will be needed:
 - 726 units to meet overall need and demand
 - 33% of units are expected to be rental.
 - 67% of units are expected to be owned.
 - 25 units will be needed to address homelessness
 - At least 50 units should be considered to address current underlying extreme core housing need
 - A demand buffer has been integrated into the capacity calculation created using a factor of 1.5 (Component F), adding a total of at least 209 additional units to account for demand
 - 366 units need to be added to Sechelt just to meet projected growth
 - Furthermore, units required to address growth should include a component of affordability to ensure a continued mixed-income community



Table 14: Summary of Housing Need, 2021 to 2041

	2021-2026	Total (20-Year Capacity)
Component A: Supply to Reduce Extreme Core Housing Need	50	200
Owned Units	21	85
Rented Units	29	115
Component B: Supply to Reduce Homelessness	25	49
Housing with onsite supports	13	27
Housing without onsite supports	11	22
Component C: Supply to Reduce Suppressed Household Formation	73	291
Owned Units	55	240
Rented Units	17	51
Component D: Supply to Meet Household Growth	366	1497
Owned Units	267	-
Rented Units	99	-
Component E: Vacancy Rate Adjustment	4	17
Component F: Demand Buffer	209	835
Total Units Needed	726	2,890
Total Owned Units*	344	-
Total Rented Units*	173	-

*Does not include units from Component F as the demand buffer does not distinguish units by tenure type

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