

District of Invermere

Committee of the Whole

March 23rd/2021






Agenda

- Introduction and background
- Housing needs assessment
- Next steps

Zoom review

- Video – on/off.
- Name: Update your name (Participants button).
- Mute/unmute: Please keep yourself muted; only unmute to speak.
- Chat: Click to show window. Chat with “everyone” or with individual participants.
- Raise hand to speak. 

Introduction + background



Purpose

- Municipalities and regional districts in B.C. are required to complete housing needs reports by April 2022, and every five years thereafter.
- This report, Invermere's Housing Needs Assessment, will help Invermere better understand and respond to housing needs over the next five years.

Housing needs assessment

Context – Imagine Invermere OCP

Goal 1: Building a Complete Community the Objectives related to housing include:

- ...**well-balanced mix of housing types**, tenure options and prices that will meet the accommodation needs of a full range of socio-economic groups and maintain demographic diversity.
- To support the provision of **affordable housing**.
- ...**efficient residential development** and redevelopment of the limited land base that exists within the District.
- ...architectural and urban design that **reflects Invermere's** natural environment, unique setting, and sustainability aspirations.



Process



- Review of reports
- Collection of data



- Survey (300)
- Interviews



- Report and Workshop



- Final Report and Presentation

- ✓ Community profile
- ✓ Current supply and needs, future needs
- ✓ Capacity building workshop – Mayors Task Force
- ✓ Housing needs assessment
- Policy and bylaw recommendations

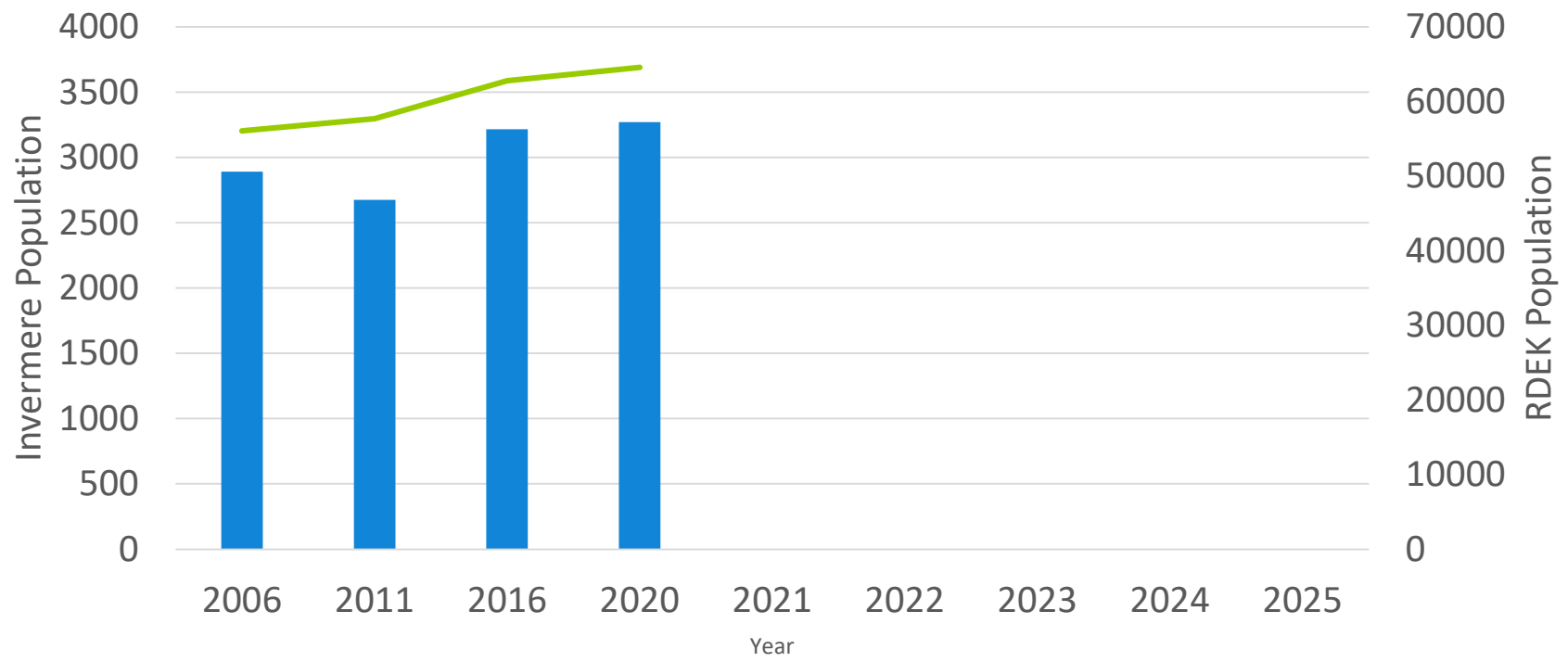


Profile



Population

- Growing population, 20% increase from 2011- 2016 to 3,215, in 2020 est. 3,270



Census 2016

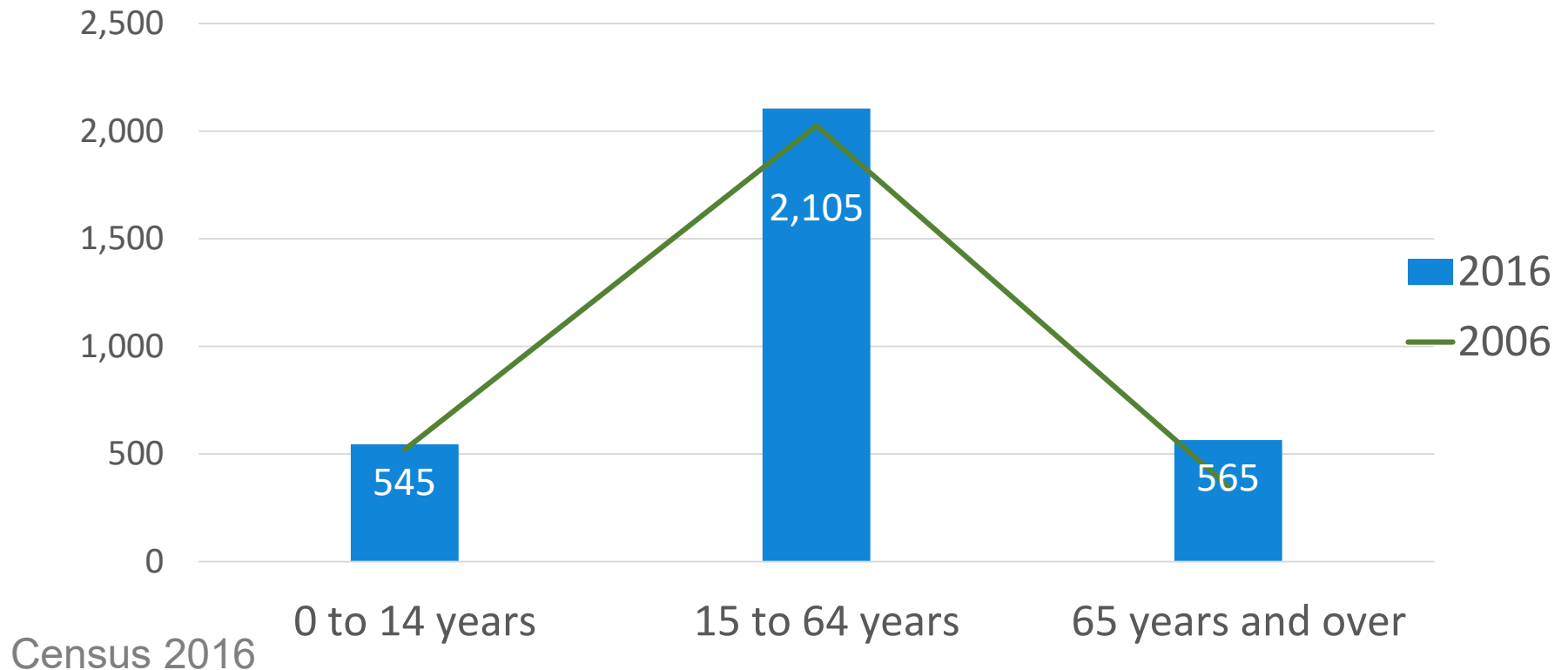
Invermere

Regional District East Kootenay



Age

- Invermere's median age is 40.1 compared to the median age in the Regional District of 44.6





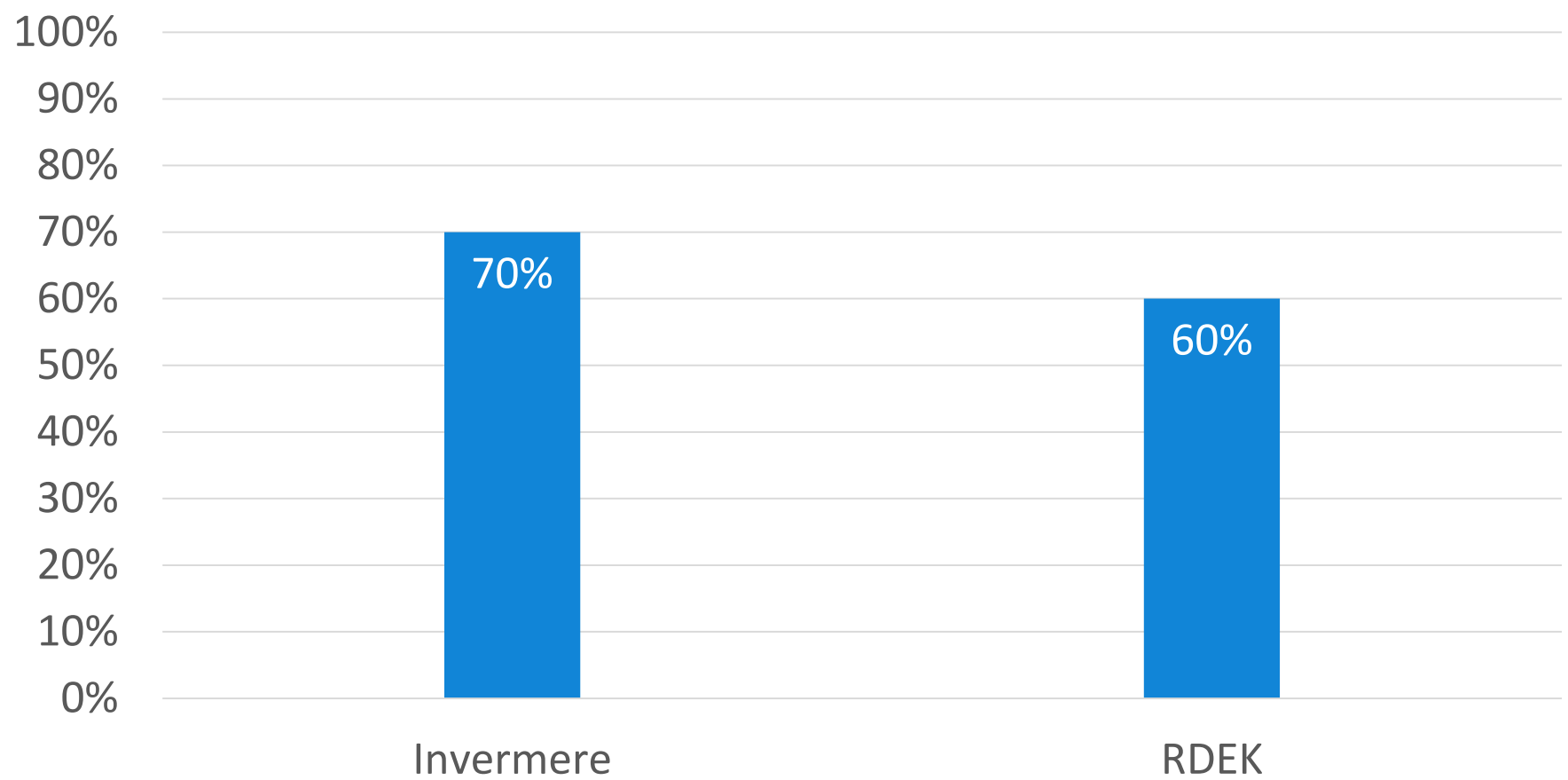
Economy

- Being a resort municipality, tourism-related jobs account for the largest employment sectors.

2016				2006			
Sector	Rank	#	%	Sector	Rank	#	%
Accommodation food services	1	285	15%	Construction	1	210	12%
Retail trade	2	245	13%	Accommodation food services	2	195	11%
Health care and social assistance	3	210	11%	Retail trade	2	195	11%
Construction	4	200	11%	Arts and recreation	4	165	10%
Arts and recreation	5	140	7.5%	Health care and social assistance	5	115	7%

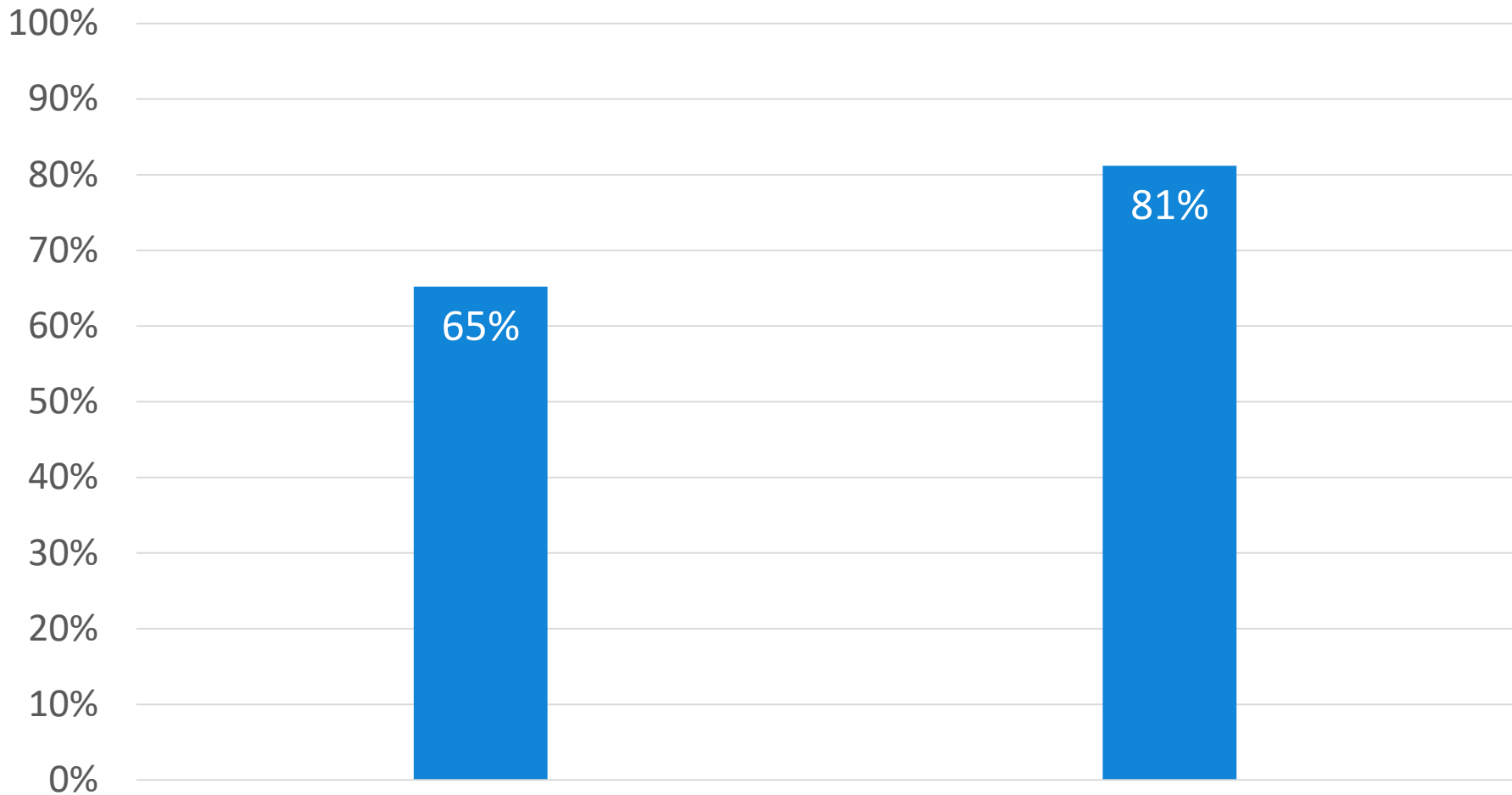


Economy - Economy – Participation rate of residents 15 years or above





Economy – Participation rate of residents 15 years or above



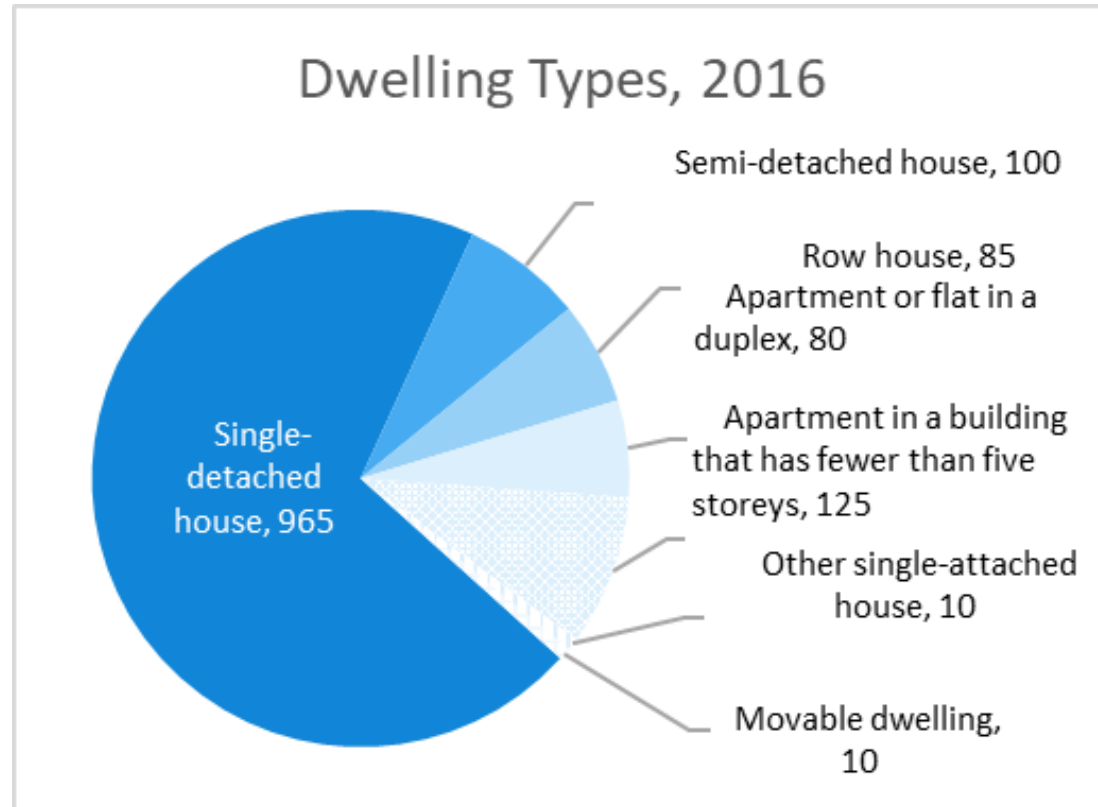
Census 2016

Owner

Renter

Current Housing

- Total dwellings 2,032
- 1,375 or 68% of dwellings are normally occupied, 650 are not
- Single family dominates (70%) occupied - recent shift toward townhouses
- Most occupied dwellings have 3 or 3+ bedrooms
- Few rental buildings
- 25% population in rented dwellings



Census 2016



Suitability - Survey

- Both renter (86%) and owner (94%) respondents indicated that their current housing type and size meets their needs or is “okay” n265
- Of those indicating “Okay” or “doesn’t meet their needs”... n105

More bedrooms	Larger living space	More green space	More storage	Too expensive
20	33	23	37	31



Suitability and Safety



- About 3% or 40 of Invermere's households in the 2016 Census are inadequately housed. – not enough rooms
- Only 6% (75) of the households in Invermere in the 2016 Census indicated that major repairs were needed, mostly homeowners

Census 2016

"Our foundation is crumbling, mold in the kitchen"

Survey response



Affordability





- Spending more than 30% of before tax household income on shelter costs

Owner	Renter
120 (12%)	155 (40%)

- Of those, 30 are in extreme affordable need spending more than 50% of their income on housing
- About 200 are one-and two-person households

Census 2016

What's affordable?

Household (# of household types)	Median HH Income	Affordable Monthly (30% of Income)	2020 Rental Shelter Prices/month	Home Ownership/month (Strata Unit)
 (120)	\$48,384	\$1,210	Two-bedroom: \$1,325	\$1,559
 (370)	\$37,248	\$931	Three-bedroom: \$1,625	\$2,279
 (455)	\$84,224	\$2,105	One-bedroom: \$925	\$1,236
 (355)	\$118,528	\$2,963	One-bedroom: \$925	\$1,236
			Two-bedroom: \$1,325	\$1,559
			Three-bedroom: \$1,625	\$2,279

Core Need



- Affordability challenges, major repairs needed or inadequate number of rooms for the family type, and they cannot afford alternative housing options in the community.

Owner	Renter
45 (5%)	85-90 (22%)



Other housing needs

- 2/3s of businesses said housing is a challenge for staffing- survey
- Renters are a higher % and # of employees, so helping renters/rentals helps businesses
- Seniors – appears to need 40-50 units
- Other - special needs, homeless





Current High Priority Housing Needs

CORE NEED HOUSEHOLDS (FAMILIES AND OTHER)	SENIORS	SPECIAL NEEDS	HOUSING FOR HOMELESS	TOTAL INCREASE
95+	40+	REQUIRED, AMOUNT UNCLEAR	REQUIRED, AMOUNT UNCLEAR	145+

- Most households in a core need for housing are currently one or two-person households. E.g. Single, lone-parent households
- Other groups with identified housing needs include: senior households, those with special needs, and the homeless - though less clear on exact amounts

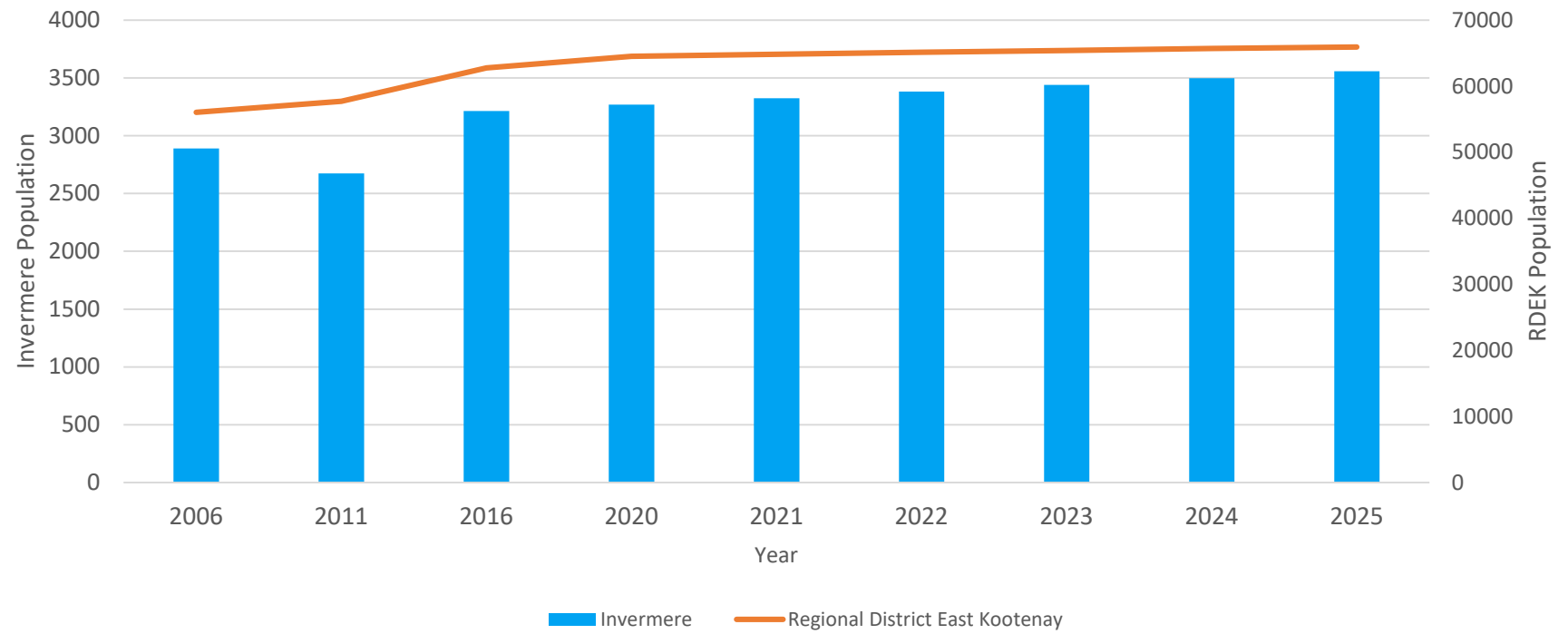
Future Needs - Methodology

- Population
 - Constant Share Method – 4.9% of the RDEK maintained – growth rate low at .5% per year
 - Preferred, 2015 OCP, DCC/Sanitary Master Plan etc. - 1.7% per year for consistency with these plans
- Housing demand by unit size
 - Analysing the historical share of the housing stock that each unit type occupies and assuming that those trends will continue as the population grows



Population

- Growing population, 1.7% per year from 3,270 to 3,557 in 2025.





Anticipated Housing Demand

- Between 2020 to 2025 the number of households in Invermere is expected to increase from 1,390 to 1,515
- Requires 123+ new occupied dwelling units to keep up with that growth

0-BEDROOM/1-BEDROOM	2-BEDROOM	3-3+ BEDROOM	TOTAL INCREASE
+9	+29	+85	+123



Combined Summary

Current High Priority Housing Needs

CORE NEED HOUSEHOLDS (FAMILIES AND OTHER)	SENIORS	SPECIAL NEEDS	HOUSING FOR HOMELESS	TOTAL INCREASE
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Anticipated Housing Demand

0-BEDROOM/1-BEDROOM	2-BEDROOM	3-3+ BEDROOM	TOTAL INCREASE
+9	+29	+85	+123



Other Considerations

- In addition to these high priority needs, there are another 275 households living in unaffordable situations.
- High demand for 3 bedroom +, can be met by townhouse, duplex or single family detached designs. Preference for single family.
- Keep in mind beyond 2025 years, continued 1.7% growth

Questions?

Needs Assessment

Next steps

Thank you!

Extra



Rental costs

Median shelter prices/month

Census shelter: \$701 (2006) \$1,049 (2016)

One-bedroom: \$925

Two-bedroom: \$1,325

Three-bedroom+: \$1,625



^[1] Estimated rent based on web search and conversation with local property management company, includes \$125 for utilities as per CMHC estimate for owned homes. Facebook Columbia Valley Rentals, <http://www.gdpm.ca/>



Ownership costs

Median shelter prices/month

Census shelter: \$1,020 (2016)

New Buyer:

One-bedroom: \$1,236-\$1,561

Two-bedroom: \$1,559-\$1,708

Three-bedroom+: \$2,279-\$2,346



Assumptions include using a 25-year amortization, 5% down payment, 3.14% interest rate, and other monthly costs including: taxes (\$176), heat etc. (\$125), strata or other costs (\$167).

Anticipated Housing Demand

UNIT SIZE	2006	2011	2016	2020	2025
0-BEDROOM	10	0	0	6	6
1-BEDROOM	95	120	85	98	107
2-BEDROOM	315	270	295	332	361
3+ BEDROOM	780	780	995	955	1,040
TOTAL	1,200	1,170	1,375	1,391	1,514