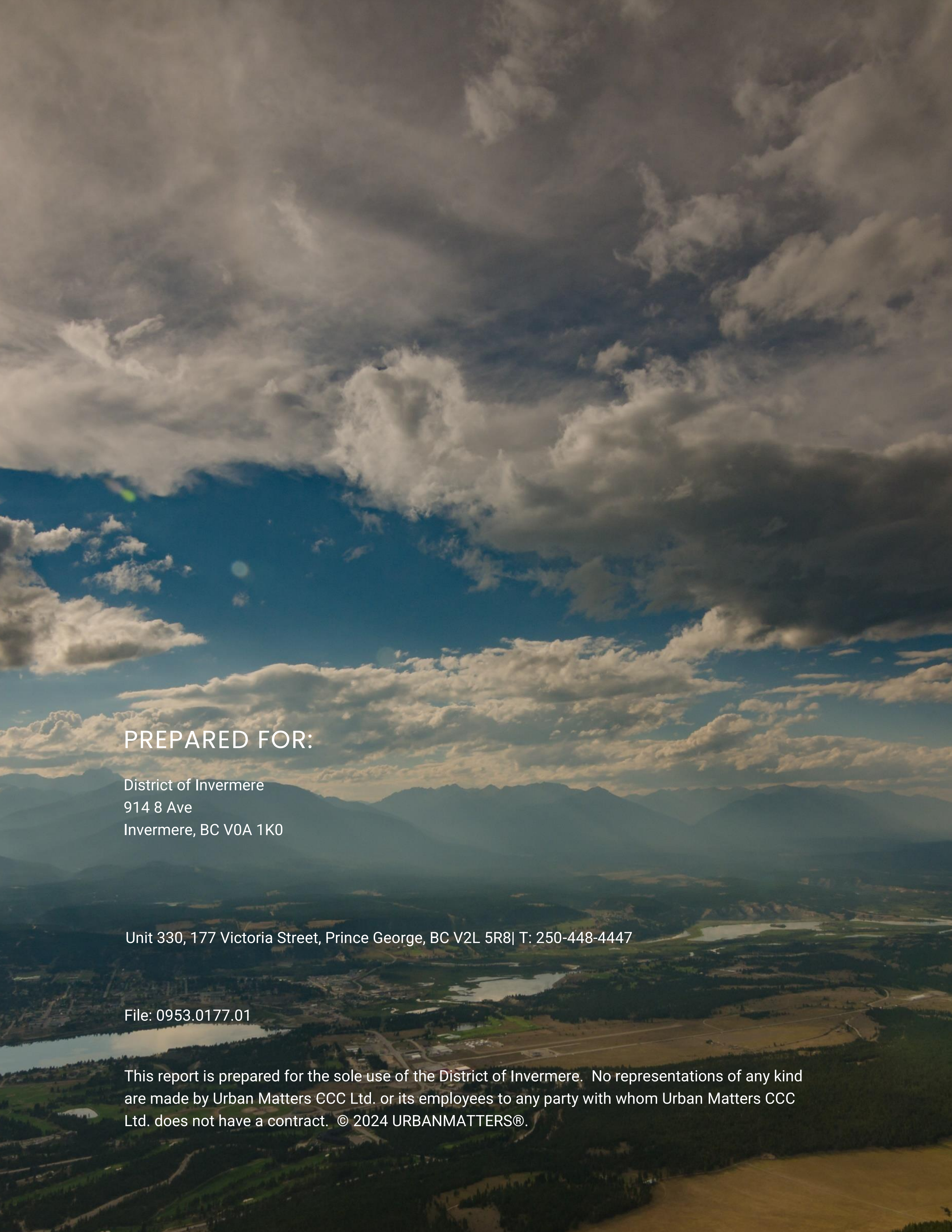
INVERMERE INTERIM HOUSING NEEDS REPORT

November 25, 2024

urban matters

INVERMERE BRITISH COLUMBIA



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APPENDICES

EXECUTIVE SUMMARY

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. The Province now requires that local governments follow a standardized methodology for projecting housing need in communities. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.[1] This report is an Interim Housing Needs Report (HNR) that builds from the HNR completed in 2020 (that was based on 2016 census data). This report includes:

- Demographic and housing stock information based on 2021 census data (Section 2.0 and 3.0 and 4.0).
- Affordability Analysis (Section 5.0) illustrating the gap between typical household incomes and the cost to own or rent in Invermere.
- Information about Short-Term Rentals in Invermere (Section 4.5).
- Five (5) and Twenty (20) year projections for housing need (Section 6.0)
- Key Statements of Need and Opportunities for Housing Actions (Section 7.0)

This report seeks to identify key issues and need to inform decision-making for future housing developments as well as decisions about housing policy. Following the completion of Interim HNRs, local governments must update their Official Community Plan (OCP) and Zoning Bylaw (by January 1, 2026) to accommodate the projected 5 and 20-year housing need.

5 AND 20-YEAR PROJECTED HOUSING NEED

The Province requires that local governments follow a standardized methodology for calculating 5 and 20-year housing need. This methodology includes a multi-component process that considers the following components:

- **Component A**: The number of housing units for households in extreme core housing need.
- **Component B**: The number of housing units for individuals experiencing homelessness.
- **Component C**: The number of housing units for suppressed households.
- **Component D**: The number of housing units for anticipated household growth.
- **Component E**: The number of units required to increase the rental vacancy rate to 3%.

[1] summary_of_legislative_and_regulatory_requirements_for_housing_needs_reports.pdf (gov.bc.ca)

- **Component F**: The number of housing units that reflects additional local demand.

The projected 5 and 20-year housing need is summarized in Figure A (discussed in detail in Section 7.0). The analysis indicates a need for 190 new housing units over the next 5 years (2021 to 2026) and 723 new housing units over the next 20 years (2021 to 2041). The District of Invermere should consider the specific number of units identified in this report as a guideline and should generally support the development of housing across the housing wheelhouse (refer to Section 7.0). From 2021 to 2023, the District's building permit data shows that a total of 191 units were built.

Figure A: OCP Capacity Projections

Component	5-Year Need (2021-2026)	20-Year Need (2021-2041)
A: Extreme Core Housing Need	11	43
Owned Units	0	0
Rented Units	11	43
B: Persons Experiencing Homelessness	7	14
C: Suppressed Household Formation	12	47
Owned Units	8	32
Rented Units	4	14
D: Anticipated Growth	127	488
Owned Units	45	n/a
Rented Units	82	n/a
E: Rental Vacancy Rate Adjustment	2	8
F: Additional Local Demand	31	123
Total Units Needed	**190**	**723**

KEY DEMOGRAPHICS AND HOUSING STOCK

Sections 2.0, 3.0, and 4.0 summarize 2021 census data about community demographics and housing stock. Key findings include:

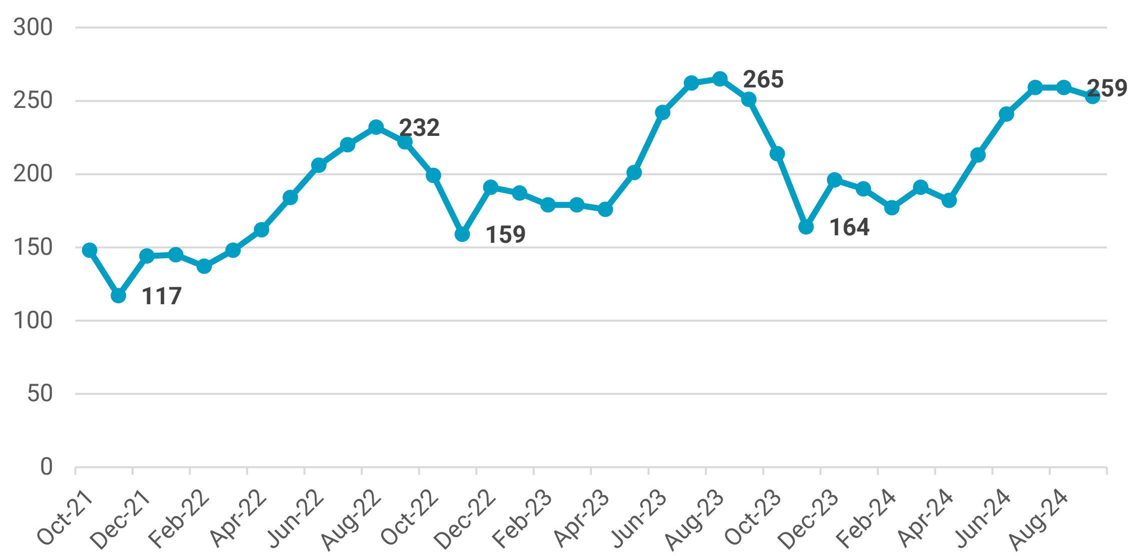
- **Invermere is experiencing a period of significant growth:** Invermere experienced significant growth in the last census period. From 2016 to 2021 the population grew from 1,375 households to 1,660 households (a 21% increase or addition of 285 households).
- **Trend towards smaller household sizes:** Since 2006, the proportion of 1-person households has been increasing, while 2-person households have stayed relatively constant and 3+ person households have declined.
- **Population is aging, but the working age population is projected to increase from 2021 to 2041:** Like many communities across Canada, Invermere's population is aging (with the population 65+ experiencing the most growth from 2006 to 2021). However, BC Stats projects that over the next twenty years the proportion of seniors will begin to decline and the proportion of working age people will increase from 50% to 57% of the population.

- **Median income dropped slightly below provincial and regional median incomes:** The median household income in Invermere was higher than both the regional and provincial medians in 2006 and 2011. However, the 2021 median income of $84,000 is below both the provincial ($85,000) and regional medians ($88,000) in 2021. This could reflect the transition from a resource-based economy to a service and tourism-based economy as well as the increasing seniors population from 2006 to 2021.
- **Housing stock is diversifying to include more multi-family housing:** From 2021 to 2023, a total of 191 units were built: 69% (131) of those units were multi-family and 31% (60) were single-family.
- **Invermere's Indigenous population is rising:** Invermere is in the traditional territory of both the Secwépemc and Ktunaxa Nation. As of 2021, 6% (245 individuals) of Invermere's population identifies as Indigenous. This represents an increase from 4% (115 individuals) in 2006.

SHORT-TERM RENTALS

Section 4.0 includes an analysis of Short-Term Rentals (STRs) in Invermere. To assess the current impact of STRs in Invermere this report relies on data from AirDNA. AirDNA tracks data for AirBNB and VRBO listings over the past three years. The data illustrates that STR listings fluctuate seasonally, with more active listings in the summer months compared to the winter months. In August 2024 there were 259 active listings and in November 2023 there were 164 active listings.

Figure B: Active STR Listings in Invermere October 2021 to August 2024



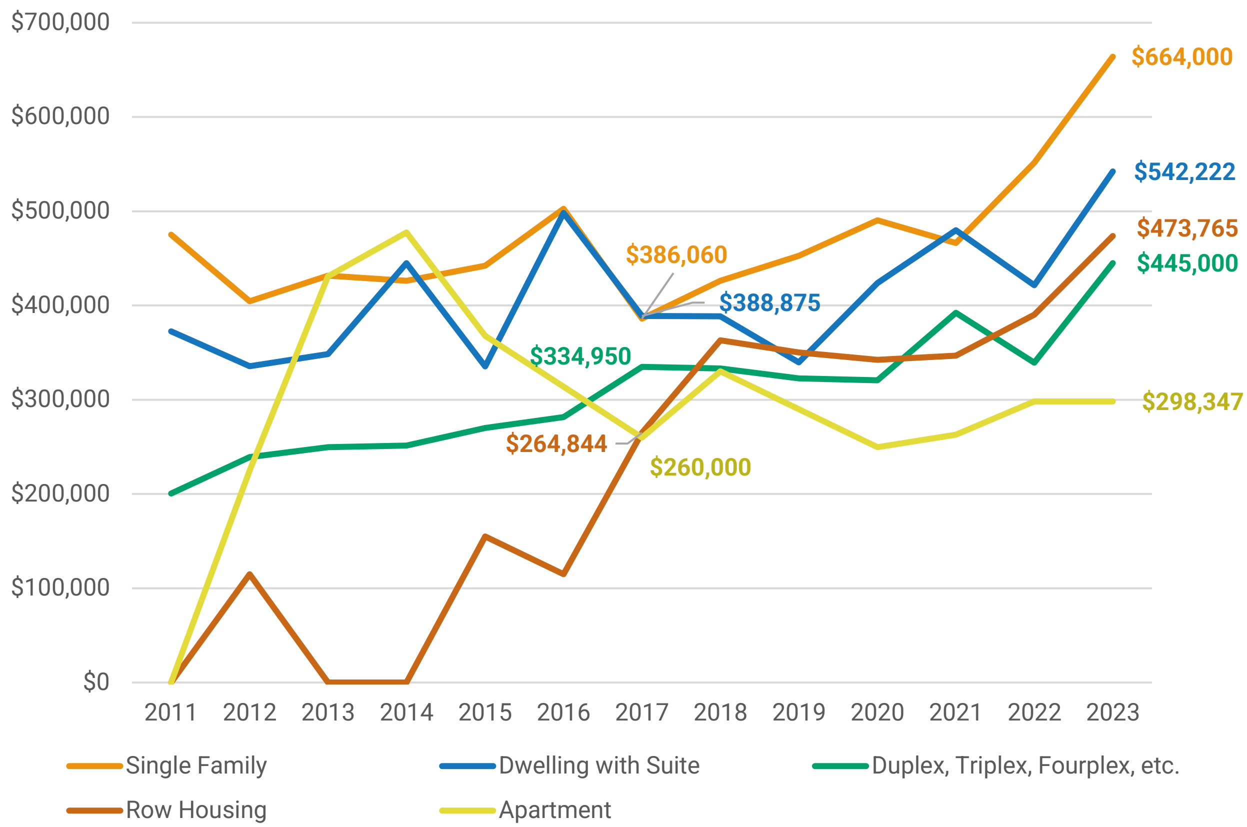
Source: AirDNA data Nov 1, 2024

The data also confirms that 99% of STR listings are for entire homes (as opposed to bedrooms in home). The most common bedroom typology for STRs is two- and three-bedroom units, reflecting that that STRs are occupying housing that could be available for families with children. Section 4.5 includes more details on the revenues and housing typologies of STRs in Invermere.

HOUSING AFFORDABILITY

Figure C illustrates average sale prices for homes from 2011 to 2023. From 2017 to 2021 there were 392 single-detached homes sold and the average sale price increased by 72% (from $386,060 to $664,000). The cost of apartment housing has varied and in 2011, 2016 and 2019 there were no apartment sales (and are therefore showing $0 in Figure C for those years). Apartment sales were low (below 3 sales per year) from 2011 to 2016 and increased in 2017 to 2023 (ranging from 18 to 40 sales per year).

Figure C: Average Sale Price in Invermere (2011-2023)



Source: BC Assessment, Assessment Roll 2006 to 2023

Section 5.0 explores the level of affordability for purchasing a new home or renting a home for the following household scenarios:

- Couples without children
- Couples with children
- Lone parent families
- Non-census families (people living alone or with unrelated people/roommates)
- Couple each earning $20 per hour

The analysis considers housing to be affordable if households are spending less than 30% of their pre-tax income on shelter costs (mortgage/rent plus utilities).

For homeowners, ***the data illustrates that no family structures earning median incomes in Invermere can afford to purchase a single-detached home*** and only couples with children can afford to purchase a townhome. The data indicates that very few family structures will be able to transition from renting to ownership without significant financial hardship.

For renters, ***the data confirms that non-census families (people living alone or in roommate situations) face the biggest affordability challenges in the rental market.*** For non-census households, no housing forms (bedroom in shared house, 1-bedroom, or 2-bedroom) are considered affordable. Lone parents also face significant affordability challenges, as they cannot afford housing with multiple bedrooms.

AREAS OF KEY HOUSING NEED

Section 7.0 synthesizes the information in this report to identify key areas of housing need and opportunities for housing actions. This report highlights the following key housing needs in Invermere:

- Affordable Rental Housing for Families and Individuals
- Supportive Housing and Homelessness
- Seniors Housing
- Affordable Ownership Opportunities
- Lack of Market Rental Housing and Impacts of STRs
- Housing Near Transit and Active Transportation

1.0 INTRODUCTION

1.1 HOUSING NEEDS REPORTS

In November 2023, the provincial government adopted new legislation which seeks to streamline the delivery of new housing and implement proactive planning tools to remove barriers to housing development. As of June 2024, the Province has updated legislative requirements for Housing Needs Reports. This includes requiring all local governments to complete an Interim Housing Needs Report by January 1, 2025. All local governments must then complete 'regular' Housing Needs Reports in 2028 and every 5 years thereafter.[2] Interim Housing Needs Reports must include the following information:

- 5- and 20-year housing need calculations (total # of units needed) using a standard methodology, the "HNR Method";
- A statement about the need for housing in close proximity to transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- A description of housing actions and changes since the last Housing Needs Report.

This report represents an Interim Housing Needs Report and includes the above required items. This report also includes the following additional updates and information to provide the District of Invermere with a strong understanding of housing need:

- Revised demographic and housing stock information based on 2021 census data (Section 2.0 and 3.0 and 4.0).
- Affordability Analysis (Section 5.3) illustrating the gap between typical household incomes and the cost to own or rent in Invermere.
- Information about Short-Term Rentals in Invermere (Section 4.5).

Invermere completed a Housing Needs Report in 2020 that is based on 2016 census data. The 2020 HNR projected housing need to 2025. This report represents an update to the 2020 Report and includes 2021 census data as well as projections of housing need for the next 5 (2024 to 2029) and 20-years (2024 to 2044).

1.2 IMPLICATIONS FOR OCPS AND ZONING

The new provincial legislation requires municipalities to review and update their Official Community Plan (OCP) and Zoning Bylaws by December 31, 2025, following the Interim Housing Needs Report. The intent of this change is to ensure that the statements, maps, and land use designations accommodate the number of housing units needed over the next 20 years. These projections are provided in Section 7 this report. ***The projected number of units in this report should be treated as minimums and guidelines. Invermere is not required to <u>build</u> the housing units, but they must ensure that the OCP and Zoning Bylaw accommodate the required housing need and do not pose barriers to developing housing to meet local need.***

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[2] summary_of_legislative_and_regulatory_requirements_for_housing_needs_reports.pdf (gov.bc.ca)

1.3 METHODOLOGY AND DATA LIMITATIONS

This report contains quantitative data from the following sources:

- Statistics Canada 2006, 2011, 2016, and 2021 Censuses
- Statistics Canada 2011 National Household Survey
- BC Housing
- BC Assessment
- BC Statistics

The provincial government requires all local governments to update their housing needs reports using a standardized methodology over a 20-year time horizon to better understand and address housing needs throughout British Columbia. This report follows the Province of BC standardized methodology for projecting housing need. This methodology is discussed in more detail in Section 6.0.

The standardized methodology seeks to confirm the number of housing units required to meet local need and avoid the continued rapid increase in housing costs. It is important to highlight that local governments are not required to build the number of housing units projected in this report, but they are required to update their OCP and Zoning Bylaw to ensure that there is adequate land designated and zoned for the housing need identified in this report.

1.3.1 SEASONAL AND PERMANENT HOUSEHOLDS

The majority of the data in this report is based on census data, which only reports responses for households who identified Invermere as their place of **permanent residence**. The only exception to this is the Total Private Dwelling Count (Figure 1, Row 1) which reports the total number of dwellings in Invermere (2,238 dwellings).

Figure 1 below illustrates that 74% (1,660 dwellings) are occupied by permanent residents and 26% (578 dwellings) are occupied by seasonal or non-permanent residents. The data presented in this report is based on census responses from the 1,660 permanent resident households.

From 2016 to 2021, the number of permanent households in Invermere increased from 68% to 74% and in 2021 was closer aligned to the numbers reported for the broader East Kootenay region. Invermere's 74% permanent household figure is significantly lower than nearby tourism communities such as Radium Hot Springs, where the 2021 census reports that only 46% of households are permanent residents.

Figure 1: Invermere Total Private Dwellings vs. Total Private Dwellings Occupied By Usual Residents

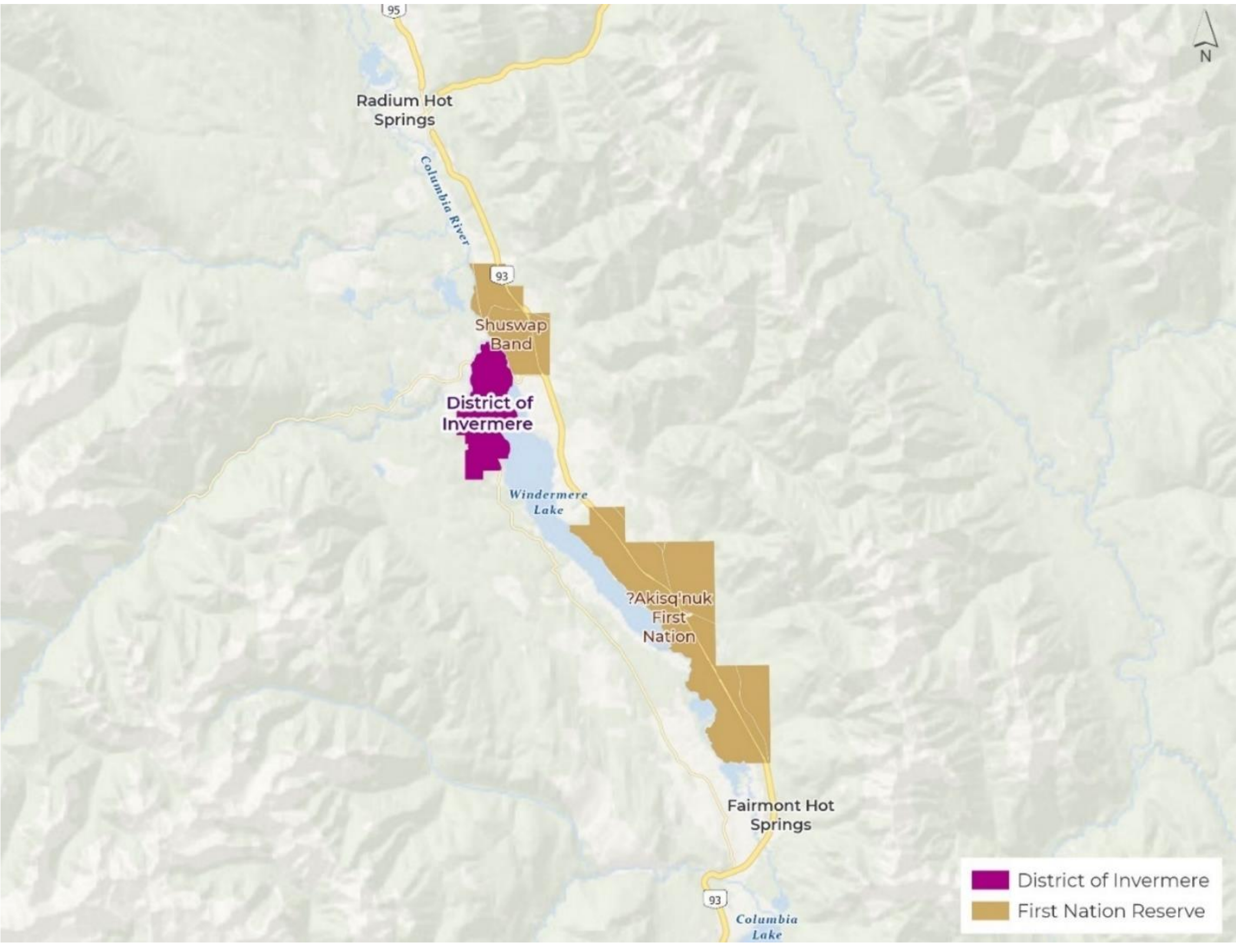
	Invermere		East Kootenay RD	
	2016	2021	2016	2021
Total Private Dwellings	2,032	2,238	34,197	35,931
Total Private Dwellings Occupied by Usual Residents (Full-Time)	1,376	1,660	25,860	28,265
Percentage of Private Dwellings Occupied by Usual Residents (Full-Time)	68%	74%	76%	79%

Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

1.4 COMMUNITY CONTEXT & HOUSING CONSIDERATIONS

Invermere is located in the Columbia Valley approximately 16 km south of the Village of Radium Hot Springs, 27 km north of Fairmont Hot Springs, and 280 km southeast of Calgary (Figure 2). Invermere is on the northwest end of Windermere Lake. Invermere is in the traditional territories of the Shuswap Band (Secwépemc First Nation) and ?Akisq'nuk First Nation (Ktunaxa Nation). Secwépemc traditional territory covers approximately 180,000 km² over B.C. and Alberta[3] and Ktunaxa territories includes the Kootenay region of southeast British Columbia into parts of Alberta, Canada and the American States of Montana, Washington and Idaho.[4] Shuswap's primary reserve is located east of Invermere on the bank of the Columbia River and ?Akisq'nuk First Nation's primary reserve is located approximately 10 km southeast of Invermere on the eastern shores of Lake Windermere.

Figure 2: Invermere Context Map



[3] https://www.shuswapband.net/about-shuswap-band/
[4] https://www.bcafn.ca/first-nations-bc/kootenay/akisqnuk-first-nation

In 1951 Invermere was incorporated as a local government and had an economy based primarily in the natural resource sectors (logging and mining). In the 1960's and 70's, Invermere's growth was slow but steady, at pace with the rest of BC. Since 1983, Invermere and the Upper Columbia Valley have experienced significant growth as the communities have transitioned to a tourism and outdoor recreation destination[5]. In 2021 the primary employment sectors were accommodation and food service (15%), retail trade (13%), and construction (12%). Panorama Ski Resort is located 20 km from Invermere; and, in 2008, the District of Invermere was designated a Resort Municipality.

The land area of Invermere is approximately 10.7 km^2, with a population density of 364 people per km^2. Invermere's geography presents constraints for development and is experiencing aging infrastructure that requires replacement in order to accommodate future community growth.

1.5 ACTIONS TAKEN SINCE 2020 HNR

Since the 2020 HNR, the District of Invermere has taken the following actions to advance housing goals:

1. Established the Mayors Housing Task Force committee with the intended purpose of providing recommendations to the District of Invermere Council on innovative policies, directives and specific initiatives to increase the supply, diversity, affordability and attainability of all forms of housing in Invermere.
2. Completed a Civic Lands Inventory which identifies suitable properties owned by the District of Invermere that could potentially support housing initiatives.
3. Adopted a Civic Lands Policy that governs the District of Invermere's strategic approach when considering the purchase, sale, lease, gift and/or development of civic lands in the lands inventory.
4. Committed financial support and committed to the contribution of Civic Lands toward the Columbia Valley Housing Society for the development of affordable Resident rental housing in Invermere.
5. Committed Civic lands toward the development of a Senior Housing development concept of approximately 60 rental units lead by the Lions service Club.
6. Supported the Official Community Plan and Zoning amendments for increased density to allow for the development of a 32 Unit Social housing development.
7. Supported the Official Community Plan and Zoning amendments for increased density to allow for the development of a 27 Unit Market housing development.
8. Supported 3rd reading of Official Community Plan and Zoning amendments for increased density to allow for the development of a 31 Unit rental housing development for the Columbia Valley Metis
9. Maintained status of the of the Invermere Housing Corporation as active in order to be able to quickly respond to housing opportunities that may arise.
10. Completed Sanitary, Transportation, Water and Storm Water Master Plans and assessments since 2020 to support investment decisions required for growth.

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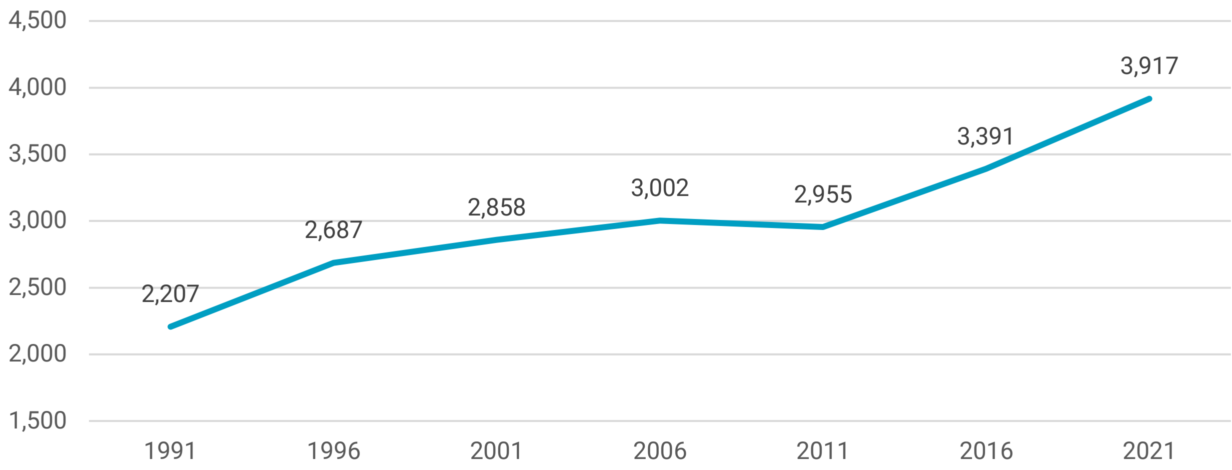
[5] https://invermere.civicweb.net/filepro/document/23166/2015%20OCP%20update.pdf

2.0 DEMOGRAPHICS

2.1 POPULATION

The community of Invermere is experiencing a period of significant growth (Figure 3). Over the thirty-year period of 1991 to 2021 Invermere's population grew from 2,207 to 3,917 residents (an increase of 1,710 people). From 2011 to 2021, Invermere's growth has been more rapid, adding 962 new residents in a ten-year period.

Figure 3: Population Change (1991 – 2021)

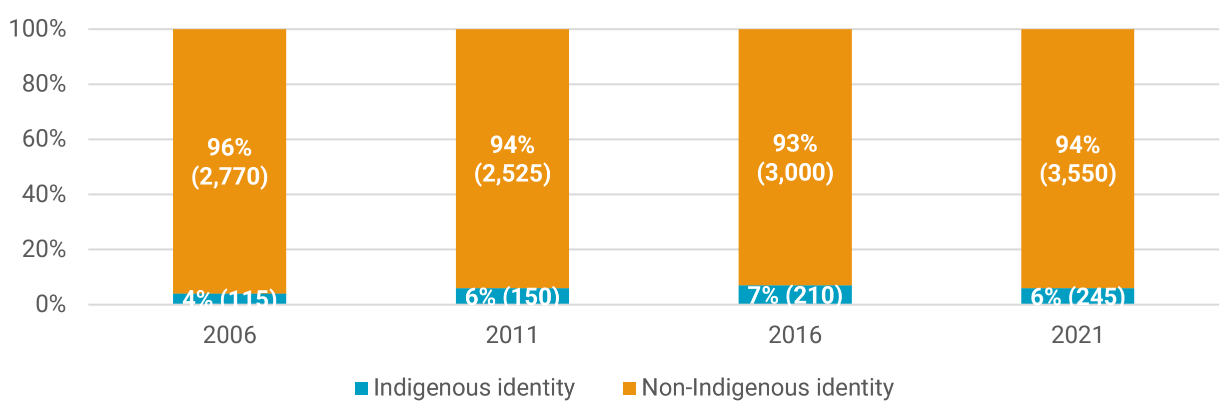


Source: Statistics Canada, Census Profile for Invermere, 1991, 1996, 2001, 2006, 2011, 2016, 2021

2.2 INDIGENOUS POPULATION

Invermere's Indigenous population has continued to grow since 2006. In 2021, 6% (245 individuals) of the proportional population in Invermere identified as Indigenous. This represents an increase from 4% (115 individuals) in 2006.

Figure 4: Indigenous Identity for Population in Private Households (2006 – 2021)

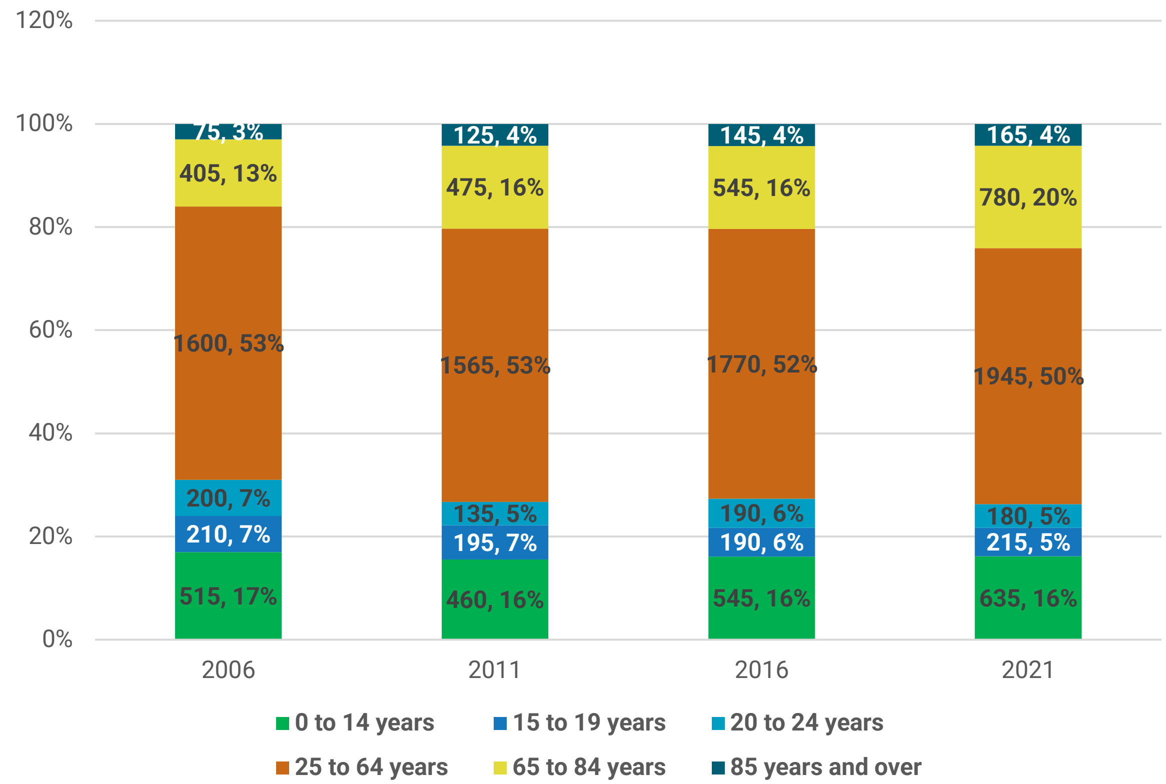


Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

2.3 AGE

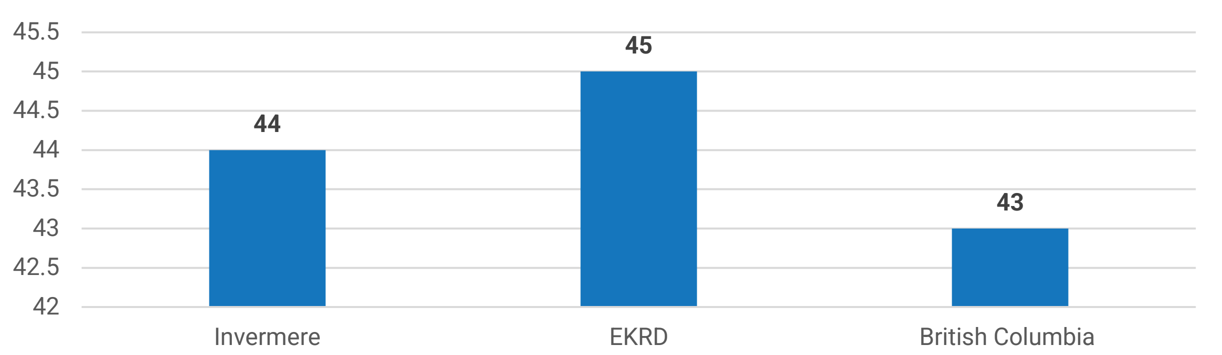
Despite consistent population growth, Invermere's age distribution has remained relatively stable since 2006 (Figure 5). From 2006 to 2021, the senior population (65+) experienced the most growth, increasing from 16% to 24%. During the same period, the working-aged population (25-64) grew but shrunk as a proportion of the overall community by 3%, while both the 20-24 and 15-19 age groups decreased from 7% to 5%. Additionally, the youth demographic (0-14) grew in numbers but saw a slight proportional reduction from 17% to 16%. In 2021 the median age in Invermere was 44 (Figure 6).

Figure 5: Change in Age Demographic (2006 – 2021)



Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

Figure 6: Median Age of Invermere, the East Kootenay Regional District (EKRD) and British Columbia

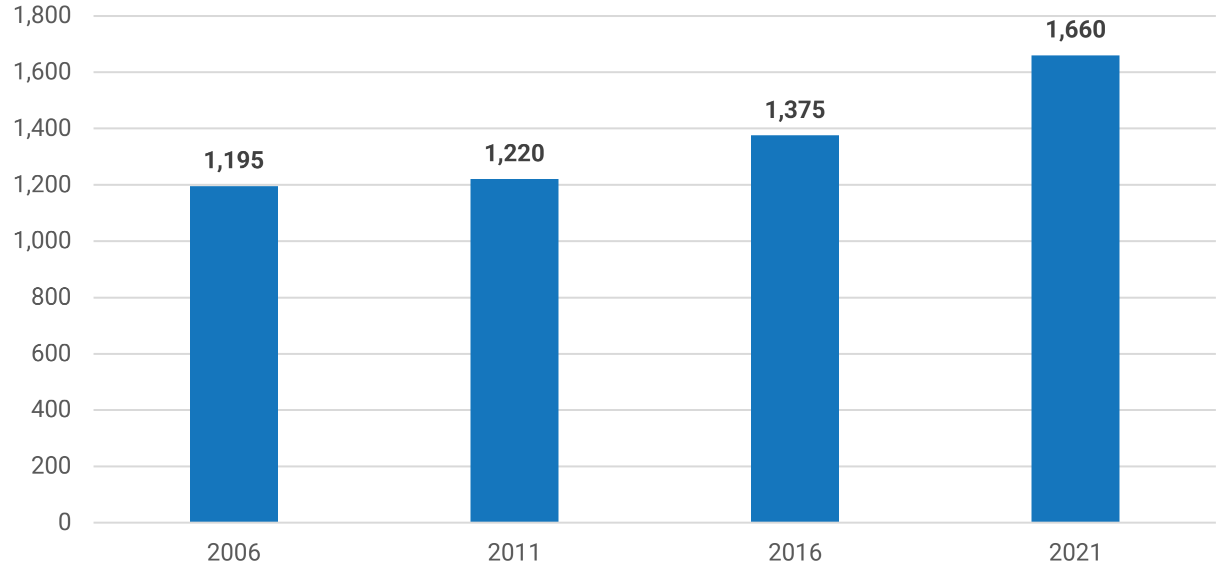


Source: Statistics Canada, Census Profile for Invermere, 2021

2.4 HOUSEHOLD GROWTH

Between 2006 and 2021, the number of households in Invermere grew by 39%, adding 465 households. From 2016 to 2021, Invermere added 285 households in a 5-year span, representing a significant portion of overall growth (21%).

Figure 7: Household Growth 2006 to 2021

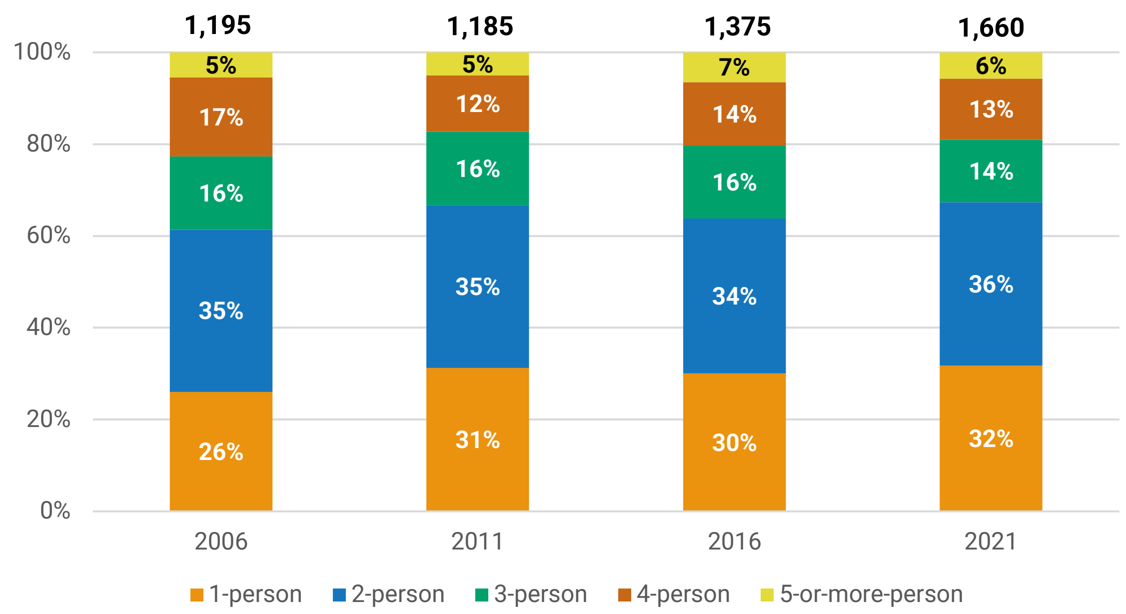


Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

2.5 SIZE OF HOUSEHOLDS

Between 2006 and 2021, 2-person households were the most common household type in Invermere. Since 2006, 1-person households have experienced the most significant growth, rising from 26% to 32%. Conversely, 4-person households have experienced the largest proportional decrease, declining by 4% from 17% to 13%. The average household size is 2.3 persons in 2021.

Figure 8: Household Composition by Size (2006 – 2021)



Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

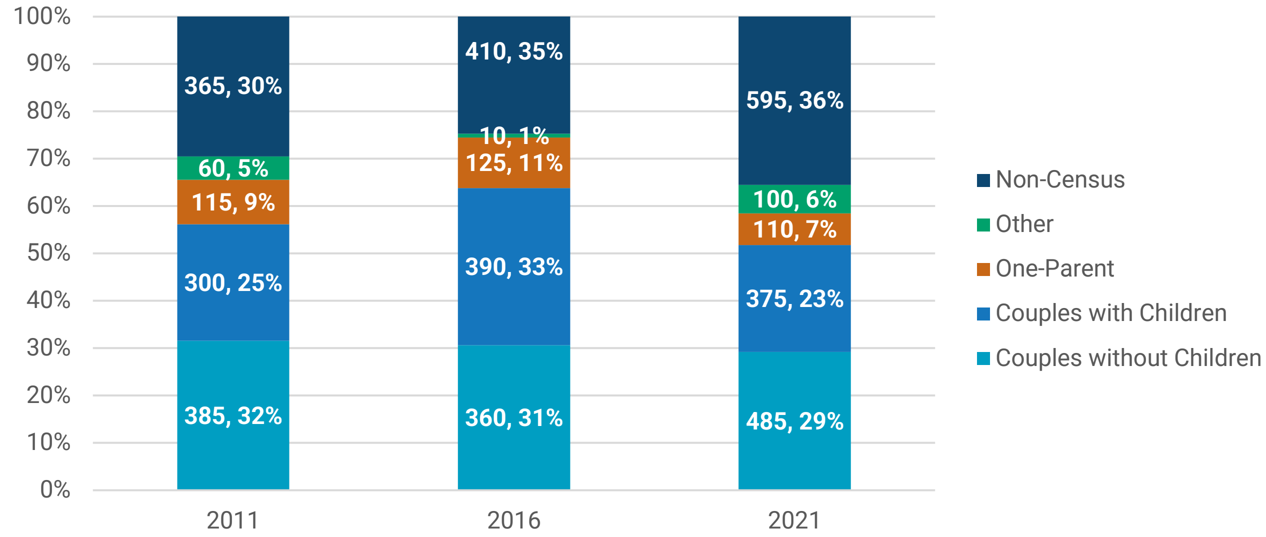
In 2021, only 4.2% of all Invermere households lived in housing that is not suitable[6]. The average number of bedrooms in a suitable dwelling was 6.6, compared to not suitable housing with 4.7 bedrooms. This means that on average, households that have more than 4 persons are more likely to experience suitability challenges.

[6] Per Statistics Canada and the National Occupancy Standard, 'Housing suitability' assesses the required number of bedrooms for a household based on the age, sex, and relationships among household members'.

2.6 HOUSEHOLD TYPES

Non-census families (people living alone or in roommate situations) experienced the most growth from 2011 to 2021, reflecting an increase in one-person households and roommate living situations. Since 2021 the proportion of couples with and without children and lone parent households has not changed significantly.

Figure 9: Households by Type (2011 – 2021)

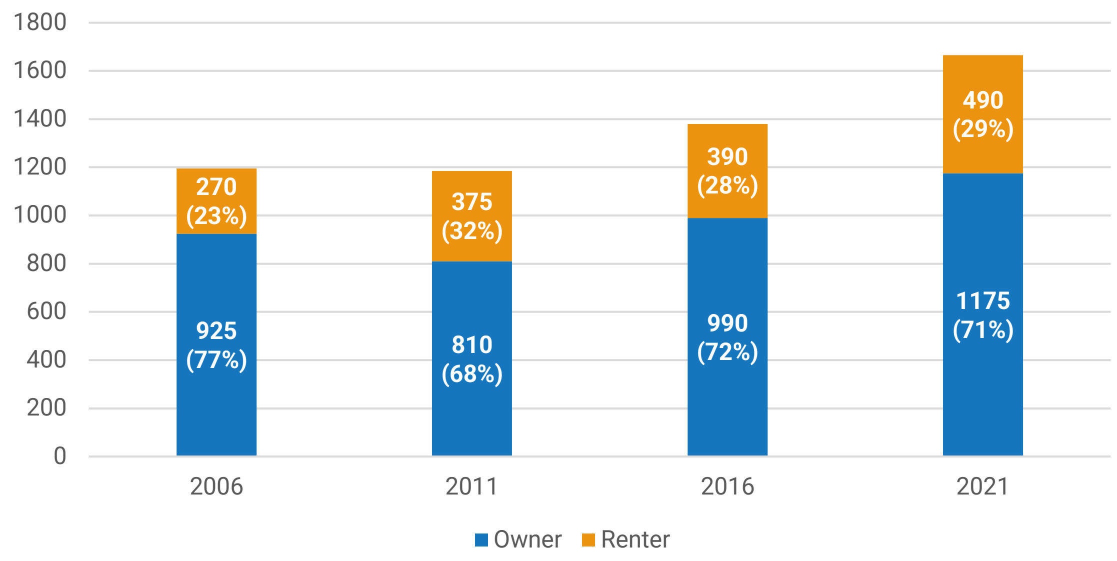


Source: Statistics Canada, Census Profile for Invermere, 2011, 2016, 2021

2.7 HOUSEHOLDS BY TENURE

Since 2006, Invermere has seen an increase in renter households both in total numbers and proportional percentage. From 2016 to 2021, the proportion of renter households rose by 1%, adding 100 more renter households. In 2021, 29% (490) of households were rented. The 2021 data shows an increase in renter households but likely still underestimates the number of renters in Invermere, as it does not account for seasonal workers who may not be captured by census data.

Figure 10: Households by Tenure (2006 – 2021)



Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

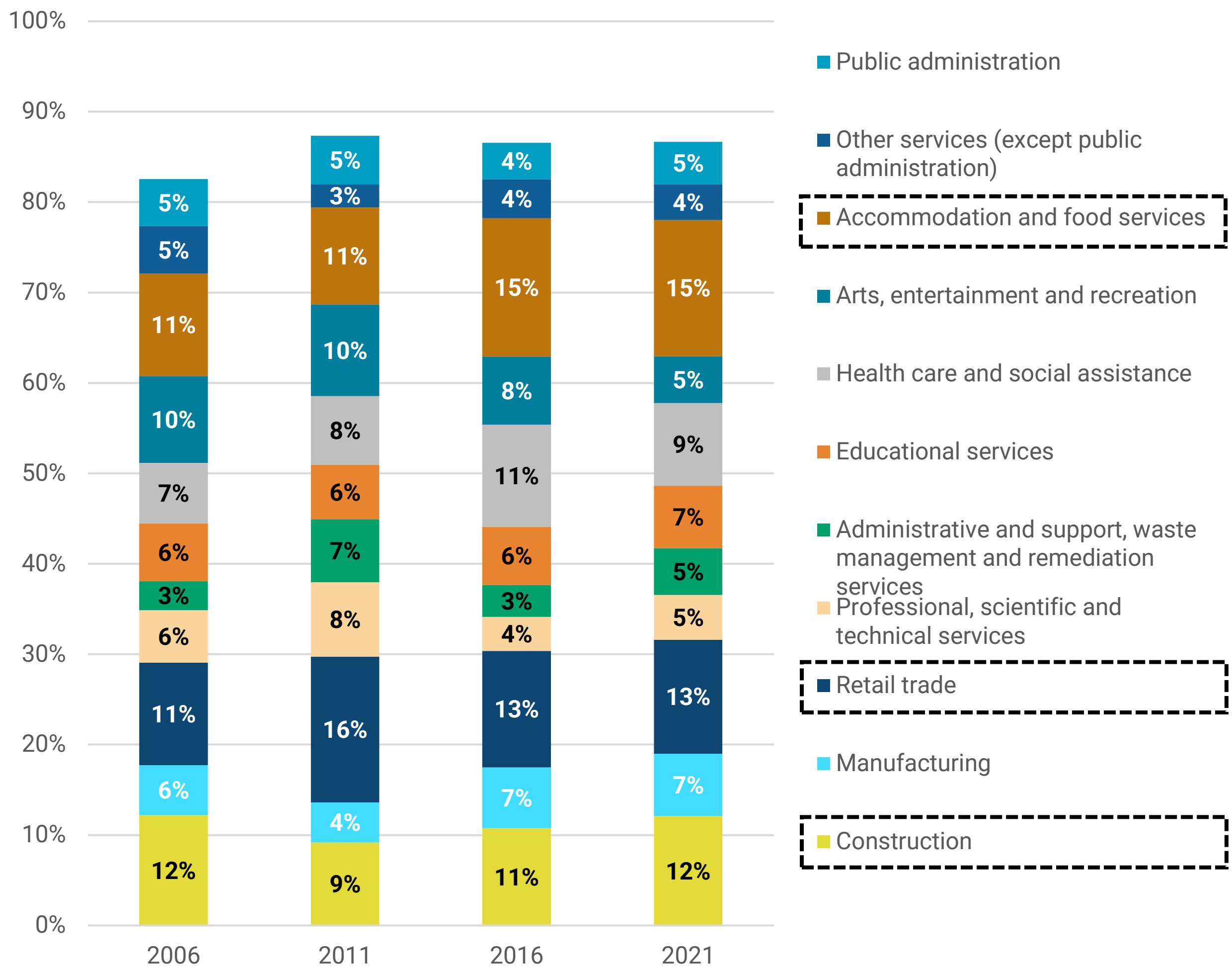
3.0 EMPLOYMENT AND INCOME

3.1 EMPLOYMENT LABOUR CATEGORIES

From 2006 to 2021, the primary labour categories stayed consistent, except for Arts, Entertainment, and Culture, which dropped from 10% to 5%. In 2021, key sectors were Accommodation and Food Services (15%), Retail Trade (13%), and Construction (12%), all exceeding 10%. Sectors with less than 2% representation in the labour force are not included in Figure 12. Interestingly, natural resource sectors such as forestry and mining did not account for more than 2% of the labour categories from 2006 to 2021.

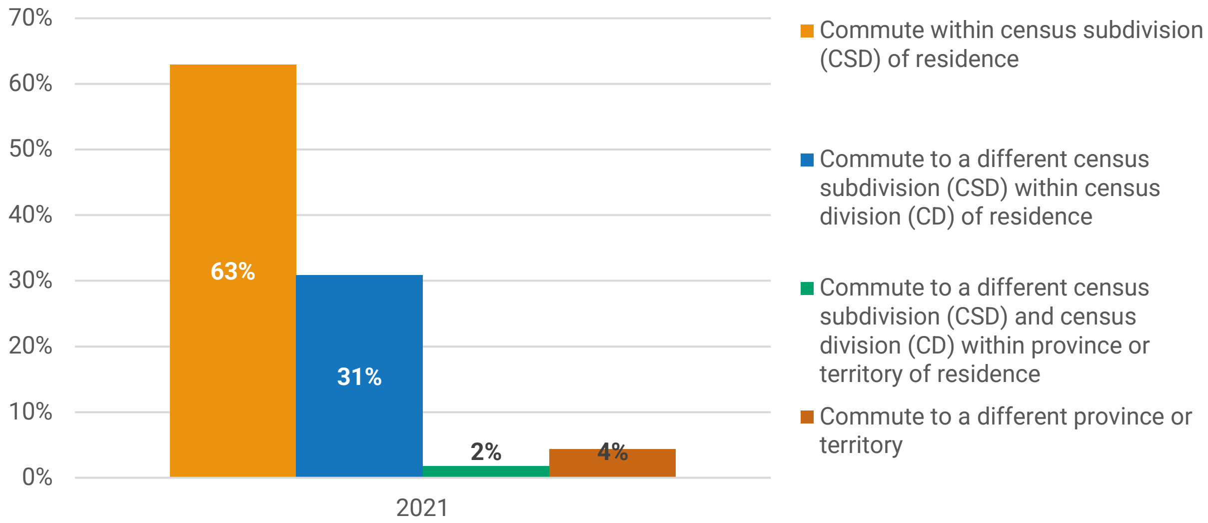
Appendix A includes definitions for each industry definition.

Figure 11: Labour Force by Industry (2006 – 2021)



Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

Figure 12: Commute to Work for Populations in Total Households

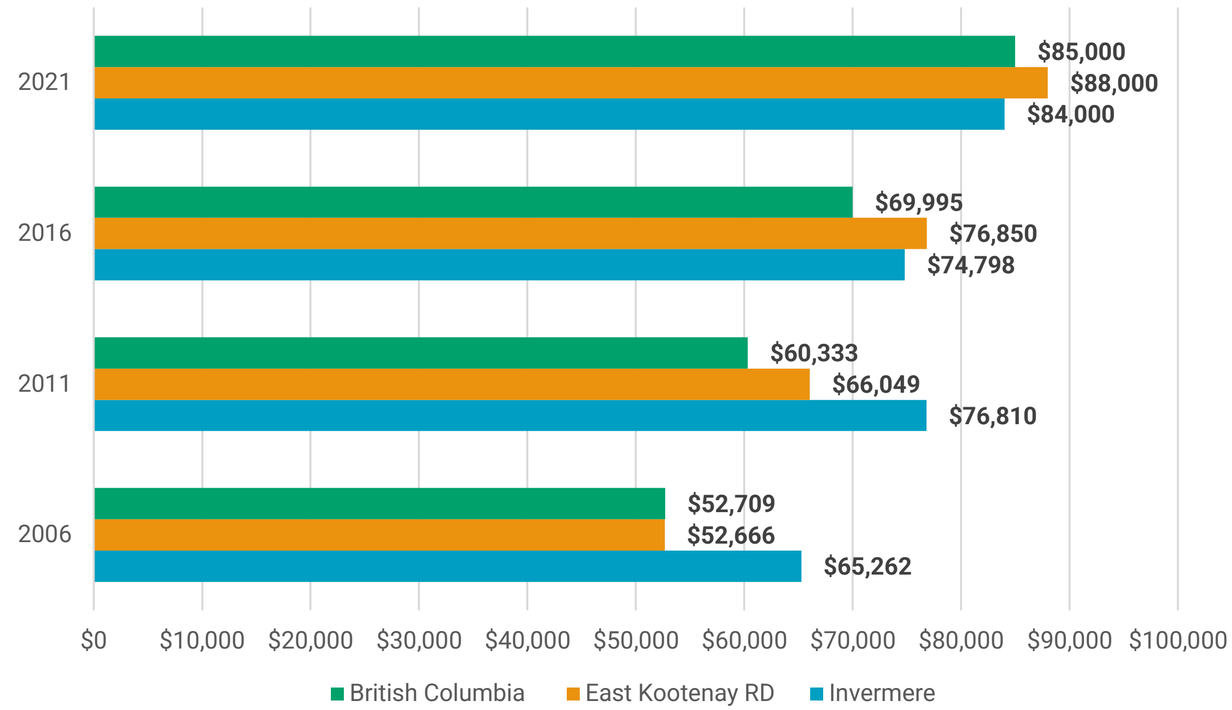


Source: Statistics Canada, Census Profile for Invermere, 2021

3.2 MEDIAN HOUSEHOLD INCOME

The median household income in Invermere was higher than both the regional and provincial medians in 2006 and 2011. However, it fell below the regional median in 2016 and below both the provincial and regional medians in 2021. From 2006 to 2011, Invermere's median income increased by 18%, then decreased by 3% from 2011 to 2016. In the 2021 census, Invermere's median income increased by 12%, while the provincial median income increased by 15% and the regional median income increased by 21%.

Figure 13: Median Household Income, Invermere, the East Kootenay Regional District (EKRD)& British Columbia (2006 – 2021)

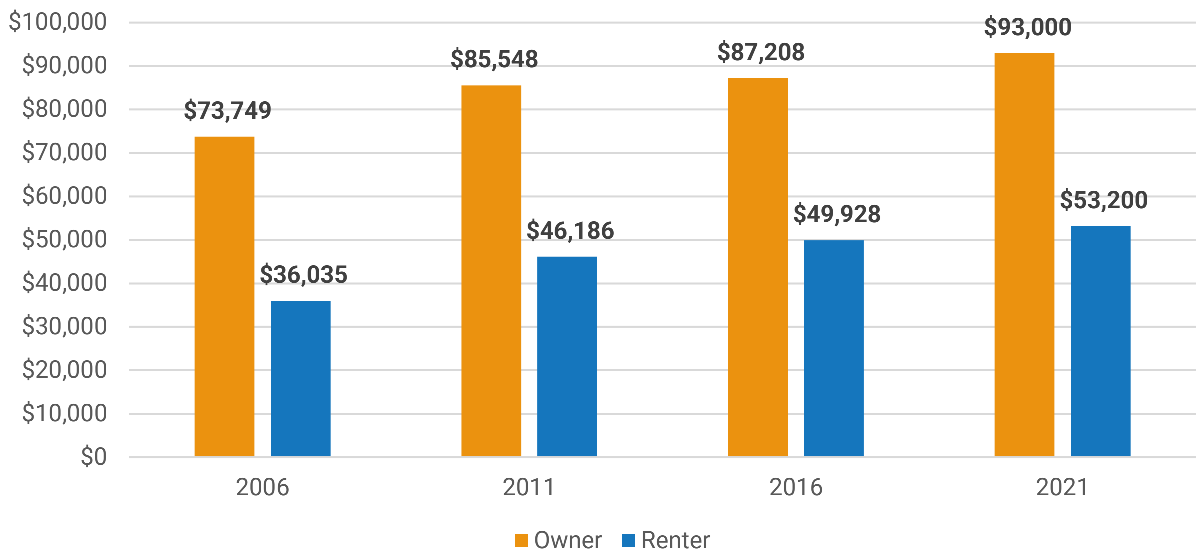


Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

3.3 MEDIAN INCOME BY TENURE

Since 2016, both renter and owner household incomes have increased. Owner household incomes have grown by an average of 9% every census year, while renter household incomes have increased by an average of 16% each census year. Despite the higher growth rate for renter households, in 2021, renter households earned 57% ($53,200) of what owner households earned ($93,000).

Figure 14: Median Household Income by Tenure (2006 – 2021)



Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

4.0 HOUSING PROFILE

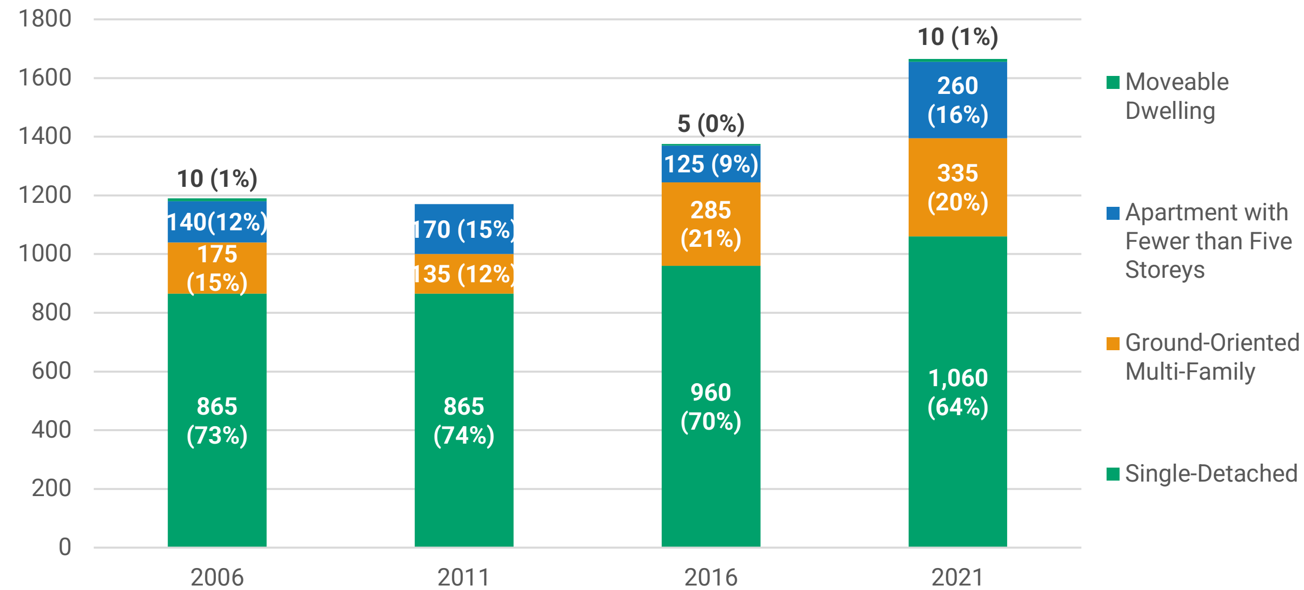
4.1 TYPE OF DWELLINGS

Since 2006, single-detached homes (which include both single-detached homes and other single-attached homes) have been the most common type of housing in Invermere. However, their proportion of the total housing stock has declined from 73% (865) in 2006 to 64% (1,060) in 2021. This reduction is due to the diversification of Invermere's housing stock, which has seen an increase in other types of dwellings. Since 2006, ground-oriented multi-family housing has increased by 5% (160 additional units), and apartments with fewer than 5 storeys have increased by 4% (120 additional units).

It is important to note that 2021 to 2023 construction is not captured in 2021 census data; given Invermere experienced significant growth in multi-family dwellings from 2021 to 2023, it is likely that the actual stock of housing is even more diversified than Figure 15 illustrates.

Since 2006, less than 1% of Invermere's housing stock is made up of moveable dwellings. Data from 2011 is suppressed (and therefore appearing as zero), due to low counts.

Figure 15: Occupied Housing Units by Housing Type (2006 – 2021)

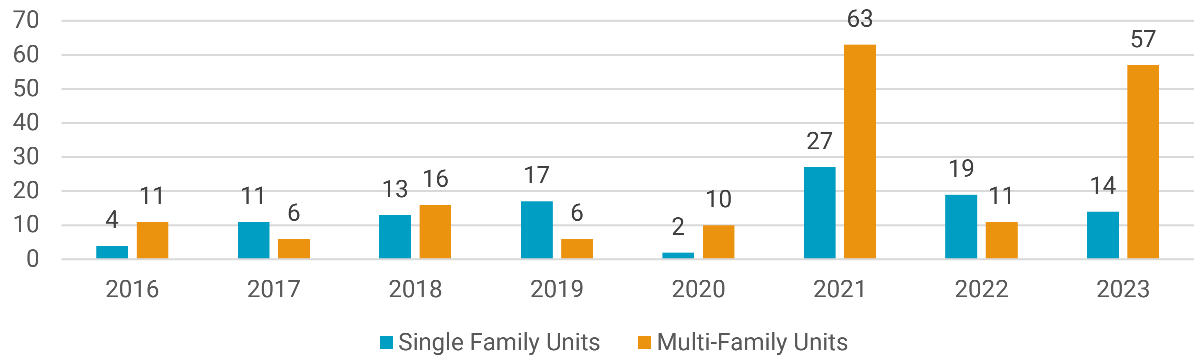


Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

4.2 BUILDING PERMITS

Invermere's building permit data shows a significant increase in multi-family unit construction since 2021. From 2021 to 2023, a total of 191 units were built: 69% (131) of those units were multi-family and 31% (60) were single-family. The construction of multi-family housing contributed to a diversification of the housing stock.

Figure 16: Residential Building Permit Data (2016 – 2023)

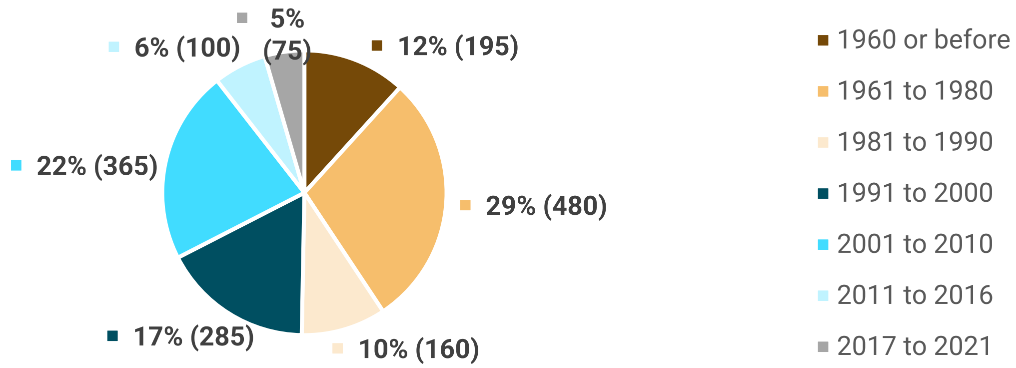


Source: Residential Building Permits, Province of BC Building Permit Starts and Sales

4.3 AGE OF HOUSING

As of 2021, approximately 60% of Invermere's housing inventory was constructed after 1981, whereas the remaining 40% was developed before 1980. The most significant segment of the housing stock was built between 1961 and 1980, representing 29% (480 households). In 2021, only about 5% of the total housing stock needed major repairs[7] while 25% of homes require minor repairs.

Figure 17: Housing Stock Age (2021)



Source: Statistics Canada, Census Profile for Invermere, 2021

[7] Major repairs are defined as dwellings needing major repairs such as dwellings with defective plumbing or electrical wiring; and dwellings needing structural repairs to walls, floors or ceilings. Minor repairs include dwellings with missing or loose floor tiles, bricks or shingles; or defective steps, railing or siding.

4.4 RENTAL HOUSING STOCK AND VACANCY RATE

4.4.1 MARKET RENTALS AND VACANCY RATE

Canada Mortgage and Housing Corporation (CMHC) tracks vacancy rate data across Canada, but their database does not include small communities such as Invermere. CMHC does report data for Cranbrook (1.5 hour drive south). According to CMHC data, Cranbrook's vacancy rate has declined from 2.9% in 2020 to 1.8% in 2023. A healthy vacancy rate is considered 3%.

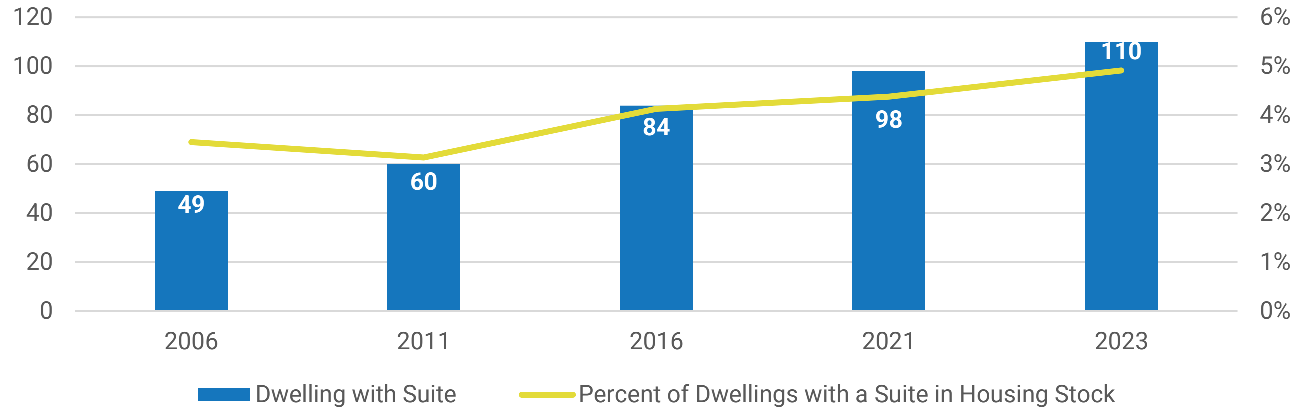
Invermere does not have any purpose-built rental apartments. Invermere's rental housing stock is in the form of people renting their homes or secondary suites. Based on a review of Kijiji and Facebook Marketplace ads completed in October 2024 to confirm rents for the affordability analysis, many of the rentals in Invermere are available in the winter or short-term, likely reflecting that these units are second homes or short-term rentals in the summer months.

4.4.2 SECONDARY SUITES

BC Assessment records from 2023 report that 110 dwellings have secondary suites, which can be estimated to make up approximately 5% of Invermere's housing stock as reported in the 2021 census (i.e. of the total 2,238 units occupied by permanent and non-permanent residents). Secondary suites can make a significant contribution to the rental housing stock, however, in Invermere not all secondary suites are available for long-term rental as there is strong demand for short-term rentals. For additional information about short-term rentals, see Section 4.5.

Though suites can make a considerable contribution to the rental housing stock, there is no certainty that suites will be rented long-term as property owners may decide to not rent them or rent them as short-term rentals. Comparing the total number of renter households (490) to the total number of secondary suites (110) highlights the significant contribution that suites could make to the rental market; however, there is no data available to confirm how many of the 110 suites are occupied, and if they are occupied, whether they are rented on a long-term basis.

Figure 18: Number of Dwellings with Suites in Invermere (2006 – 2023)



Source: BC Assessment, Assessment Roll 2006 to 2023 and Statistics Canada, Census Profile for Invermere

4.4.3 SUPPORTIVE AND OTHER NON-MARKET HOUSING

Figure 19 provides a summary of the non-market housing options that are currently available in Invermere; the table does not include affordable seniors housing, which is discussed in Section 4.4.4. Invermere does not currently have any emergency shelters or supportive housing that provide 24/7 services. In 2022, Family Dynamix completed the construction of their Farmhouse development which contributed 30 new affordable rental housing units to the community's housing stock.

Figure 19: Summary of Non-Market Housing in Invermere

Housing Type	Name of Building (Operator)	Affordability	Number of Units
Emergency Shelter	n/a	No Cost	0
Supportive Housing	n/a	BC Housing Shelter Rates	0
Below-Market Rentals	Carriage Court (Family Dynamix)	BC Housing Rent Geared-to-Income	18 for low-income families
	Farmhouse (Family Dynamix)	BC Housing Shelter Rates	15 townhome units (1,2 and 3-bedrooms) for women and their children fleeing domestic violence
		BC Housing Rent Geared-to-Income	15 townhome units (1,2 and 3-bedrooms)
	Invermere Centre (Family Dynamix)	BC Housing Rent Geared-to-Income	12 one-bedroom units
Total			**60 units**

4.4.4 SENIORS' HOUSING

Invermere's seniors' housing includes independent and assisted-living options. Independent housing consists of market units like detached homes or adult townhome communities. Although originally for senior populations, they may now house various age groups.

Figure 20: Seniors Housing in Invermere

Senior Housing Type	Name of rental residence	Units
Independent Living	Lakeview Manor – Lion's Club	24
	Osprey Lane (Ownership)	18
	Fieldstone Glen	8
	Columbia Garden Village	55
Assisted Living	Columbia Garden Village	8
Residential/Long-Term Care	Columbia House/Hospital	35 (2 for short stay)
Total		**148**

Columbia Garden Village offers 63 units for assisted and independent living, with 55 market units and 8 affordable units (Rent Geared-to-Income). Columbia House provides full residential care with 35 beds, including two for short stays, subsidized by the Interior Health Authority and located next to the hospital.

In addition, in 2022, Council supported a 60-unit senior housing addition to the Lake View Manor. It is important to note that Invermere's seniors' housing serves the entire region, not just local residents.

Seniors in BC may qualify for BC Housing's Shelter Aid for Elderly Renters (SAFER) program. SAFER provides a subsidy for seniors who pay more than 30% of their before-tax income to shelter costs.

4.5 SHORT-TERM RENTALS

Short-term rentals (STRs) include accommodations provided on platforms such as AirBNB and VRBO. In communities with a strong tourism industry and/or seasonal workers, STRs can take away a considerable amount of housing from the rental housing market and result in a situation where visitors are competing with renters for housing. STRs can contribute to rental housing becoming more expensive and less available.

A report by the Urban Politics and Governance Research Group at McGill's School of Urban Planning[8] found that in June 2023, STRs were taking 16,810 rental homes off BC's long-term rental market. The McGill report highlights that STRs take homes off the rental market directly through the conversion of existing long-term rentals to STRs and indirectly by absorbing dwellings in new construction that would have otherwise been absorbed by the long-term market.

As a result of the impact of STRs, the Province of BC made legislative amendments to B.C.'s Short-Term Rental Accommodation Act. The purpose of the Act is to:

- Return short-term rental units to the long-term housing market
- Give local governments stronger tools to enforce short-term rental bylaws
- Establish a new Provincial role in the regulation of short-term rentals

The implementation of the Act includes:

- Establishment of a Compliance and Enforcement Unit within the Ministry of Housing to ensure that STR rules are being followed.
- Data sharing between the Province and local governments
- Establishing a Provincial registry and requiring STR platforms to remove listing without valid provincial registry numbers.
- Principal Residency Requirement (requirement hosts live on-site) in communities over 10,000 (with some exceptions). Invermere is not required to follow the Principal Residency Requirement.

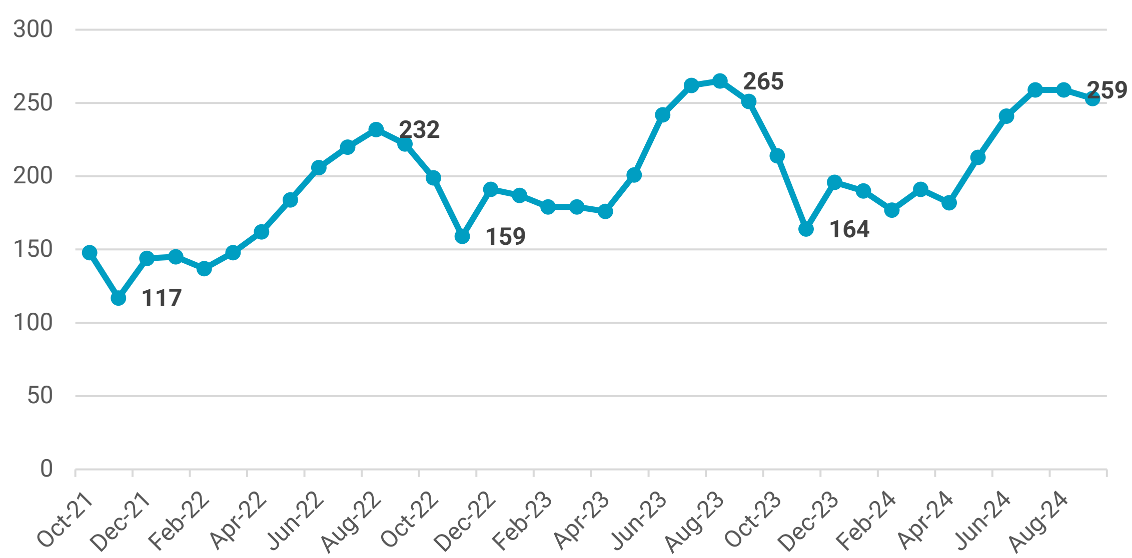
In 2024, the District of Invermere made changes to their Business Licencing Bylaw to regulate the operation of STRs. The process requires operators to apply for a business licence and Temporary Use Permit (TUP) to permit the STR operations. The District of Invermere does not require a Principal Residency requirement.

[8] https://upgo.lab.mcgill.ca/publication/strs-housing-bc-2023-summer/Wachsmuth_BC_2023_08_10.pdf

4.5.1 SHORT-TERM RENTALS IN INVERMERE

To assess the current impact of STRs in Invermere, this report relies on data from AirDNA. AirDNA tracks data for AirBNB and VRBO listings over the past three years. Figure 21 illustrates that the number of STR listings from October 2021 to August 2024. The number of active listings in Invermere fluctuate seasonally, peaking in the summer months and falling in winter months, with the lowest number of active listings typically occurring in November. The largest number of active listings reported was in August 2023 (265 listings) and in August 2024 there were 259 active listings.

Figure 21: Active Short-Term Rental Listings Invermere October 2021 to August 2024

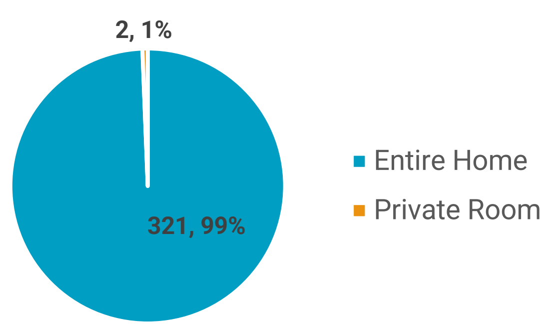


Source: AirDNA data Nov 1, 2024

Figure 22 illustrates that the majority of STRs listed in Invermere are entire homes (99%/321) compared to private rooms (1%/2), reflecting that these units cannot be rented out on a long-term basis as the prices are much higher than regular rental units (discussed further on page 22).

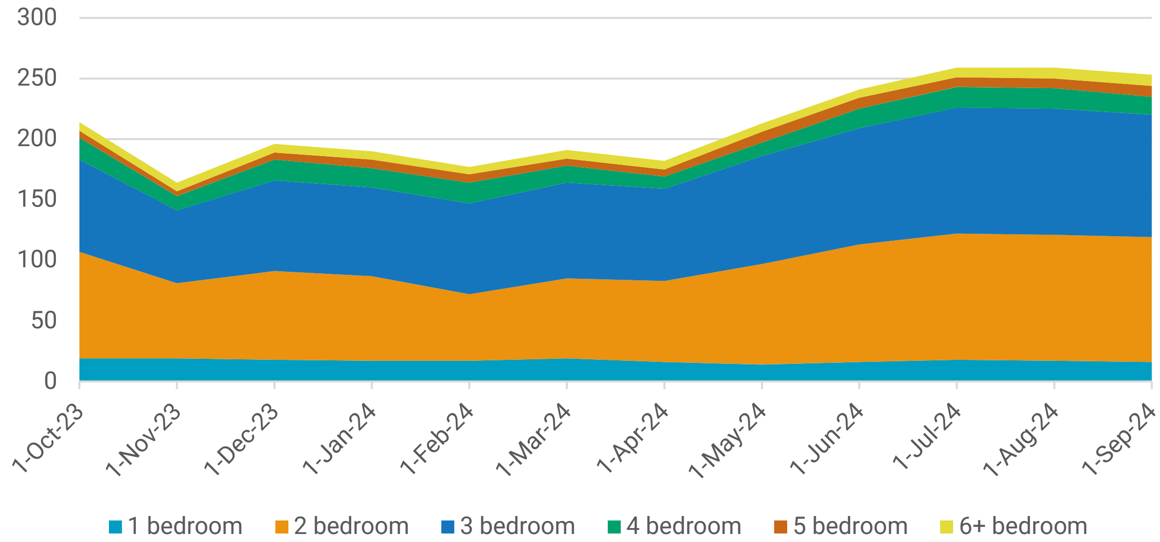
Further to this, Figure 23 illustrates that the most common bedroom typologies for STRs are two- and three-bedroom units, reflecting that that STRs could be occupying housing suitable for 2+ person households, which is an acute need as per the Renter Affordability Analysis (Section 5.3.2).

Figure 22: Proportion of Private Room vs. Entire Home STRs in Invermere



Source: AirDNA data November 1, 2024

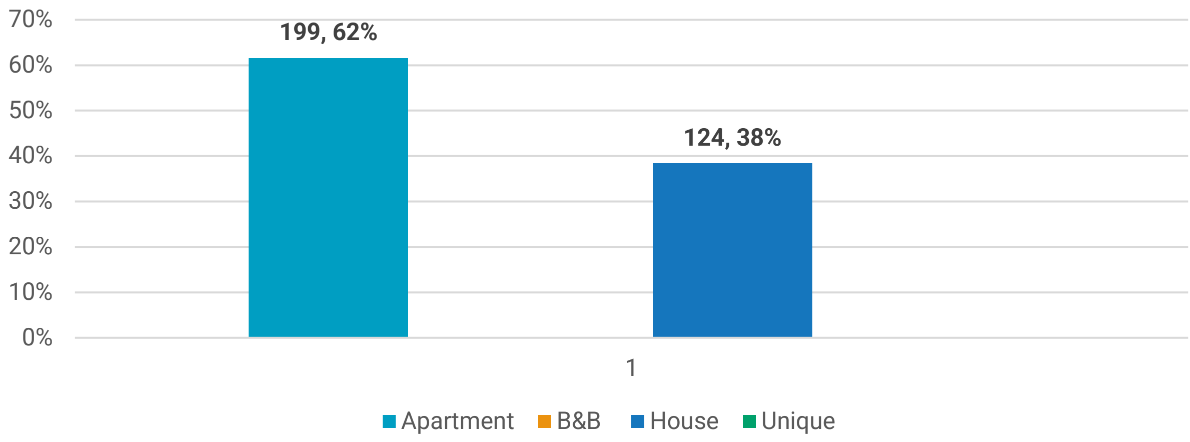
Figure 23: STR Bedroom Typology in Invermere October 2023 to September 2024



Source: AirDNA data November 1, 2024

In terms of housing typology, AirDNA asks property owners to categorize their unit as: Apartment, B&B, House, or Unique. The AirDNA report from November 2024 indicates that 62% (199) of listings are apartments and 38% (124) are houses (Note: two listings were categorized by owners as "unique", but they were re-categorized to "House" after confirming the listings were for a single-detached home and a cabin). ***Data about whether or not the host lives on-site is not available from AirDNA.***

Figure 24: Short-Term Rental Housing Typology



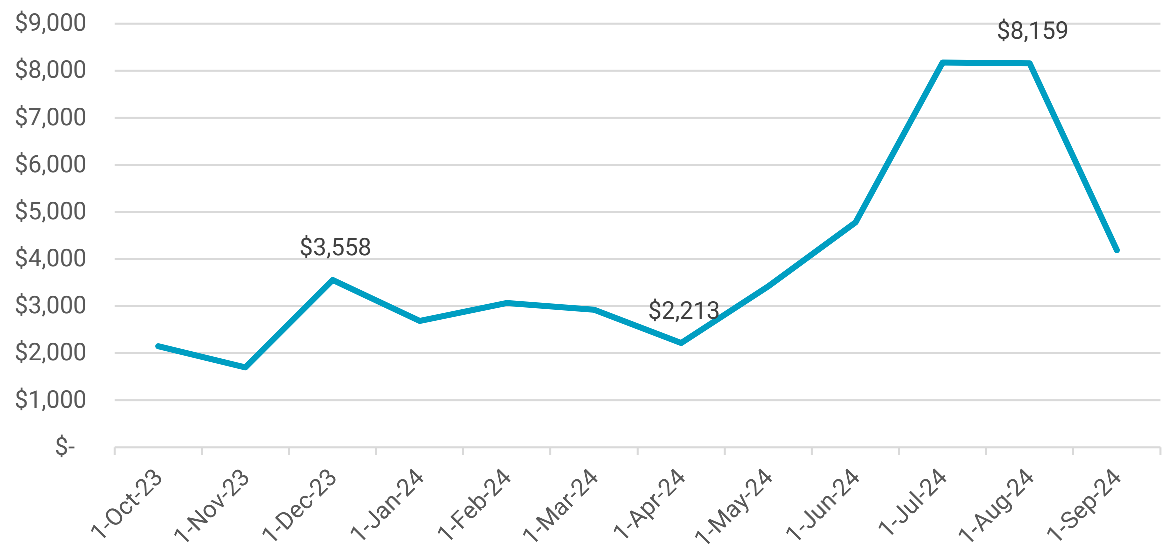
Source: AirDNA data November 1, 2024

Figure 25 illustrates monthly revenues from STRs from October 2023 to September 2024. The average monthly revenue is $3,917 and the average annual revenue is $47,010. Comparably, the median rent for long-term rentals in Invermere (based on review of Kijiji and Facebook Marketplace) are:

- Bedroom in Shared Home: $900
- 1-Bedroom Apartment: $1,500
- 2-Bedroom Apartment: $2,300

Though $3,917 in monthly revenue is considerably more than median monthly rents, it is important to acknowledge that STRs likely have higher operating costs (e.g., cleaning fees, time spent responding to guests, insurance fees, etc.) compared to long-term rentals. While STRs have higher operational costs compared to long-term rental units, there may be many reasons why a homeowner chooses to operate a housing unit as a STR over a long-term rental unit (e.g., revenue generation, legislative environment, investment goals, etc.). Furthermore, community engagement should be conducted to understand how seasonal workers are being housed, and whether STRs are meeting seasonal worker and tourism housing needs in Invermere.

Figure 25: STR Revenue Invermere October 2023 to September 2024



Source: AirDNA data Nov 1, 2024

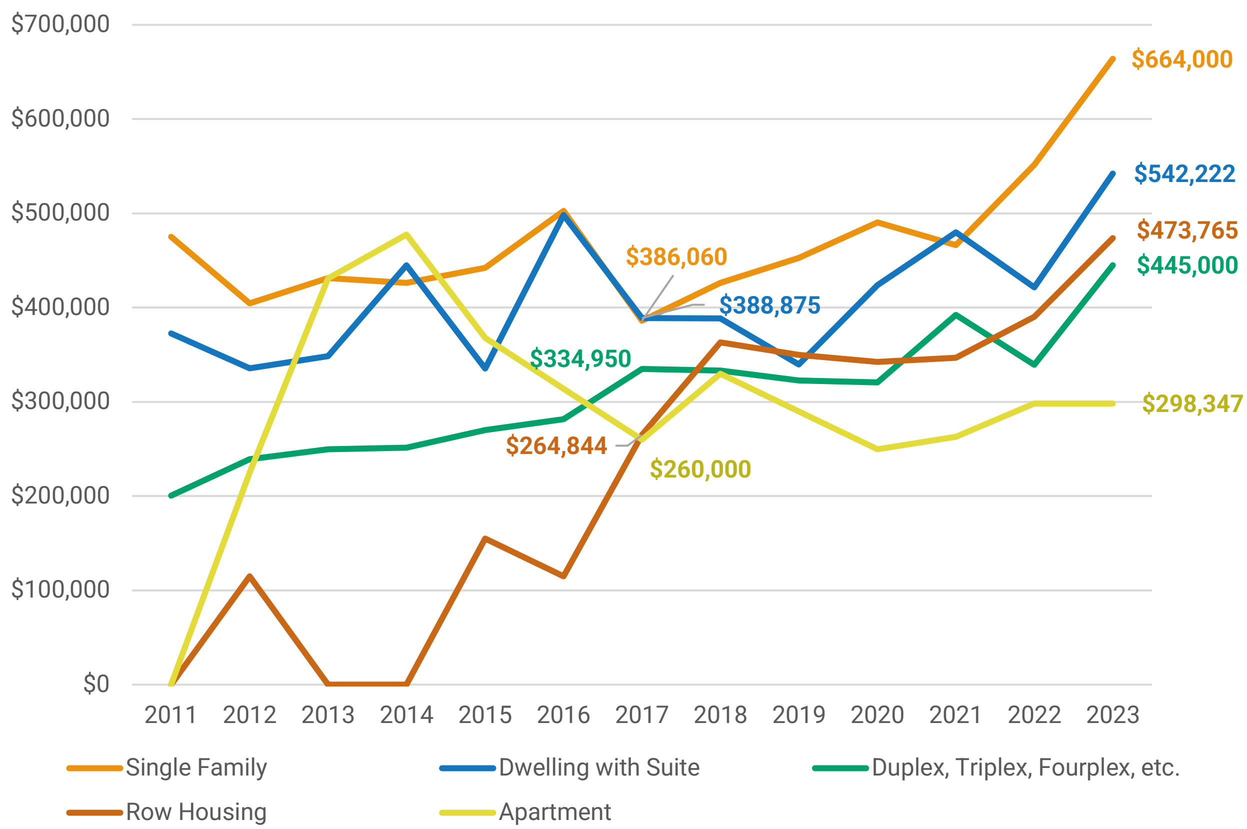
5.0 HOUSING AFFORDABILITY

5.1 COST OF OWNERSHIP

From 2017 to 2021 there were 392 single-detached homes sold and the average sale price increased by 72% (from $386,060 to $664,000). Interestingly, dwellings with suites have a lower average sale price ($542,222) compared to single-detached homes without suites; however it is not clear if dwellings with suites capture only single-detached homes or other housing types that could include suites.

The cost of apartment housing has fluctuated over time, although this may be due to sales in higher priced buildings, which may skew the data. In 2011, 2016 and 2019 there were no apartment sales. Apartment sales were low (below 3 sales per year) from 2011 to 2016 and increased in 2017 to 2023 (ranging from 18 to 40 sales per year).

Figure 26: Average Sale Price in Invermere (2011-2023)



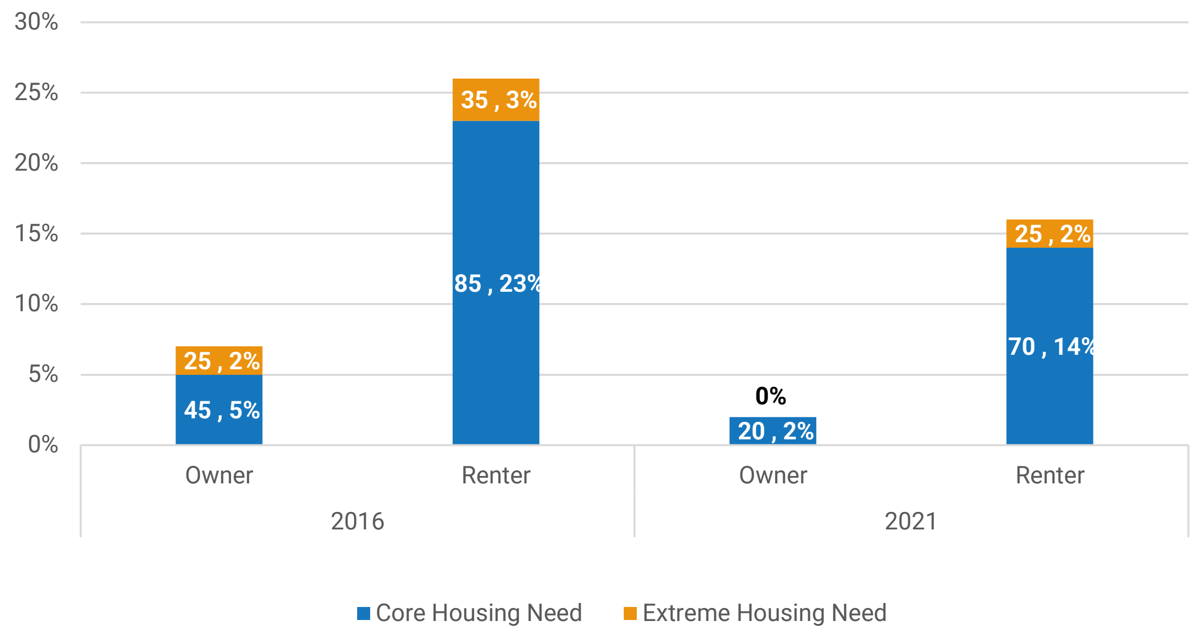
Source: BC Assessment, Assessment Roll 2006 to 2023

5.2 CORE HOUSING NEED

CMHC defines Core Housing Need (CHN) as a household whose housing falls below at least one of the adequacy, affordability, or suitability standards and who would have to spend 30% or more of its before-tax income to afford the median rent for a more appropriate unit in the community. Those in Extreme Core Housing Need (ECHN) spend 50% or more of their before-tax income on housing. Essentially, households in core housing need are facing at least one housing issue and cannot afford to move in the same community.

In Invermere, there are more renter households in CHN and ECHN compared to owner households. In 2021 there were 70 renter households in Invermere (14% of all renter households) in CHN and 25 (2% of all renter households) in ECHN. The number of renters in CHN and ECHN decreased from 2016 to 2021; this is likely a result of the Community Emergency Response Benefit (CERB) which temporarily inflated the incomes for low and very low-income households. As such, 2021 figures should be seen as a low estimate of households in CHN and ECHN.

Figure 27: CHN and ECHN in Invermere (2016 and 2021)



Source: Statistics Canada, Census Profile for Invermere, 2006, 2011, 2016, 2021

5.3 AFFORDABILITY ANALYSIS

This section explores the level of affordability for purchasing a new home or renting a home for the following household scenarios:

- Couples without children
- Couples with children
- Lone parent families
- Non-census families (people living alone or with unrelated people/roommates)
- Couple each earning $20 per hour

The scenario that considers couples earning $20 per hour is intended analyze the affordability for a couple working in the tourism and hospitality industry where hourly wages are typically in the $18 to $23 per hour range. The assumption of $20 per hour is based on common wages advertised for tourism and hospitality jobs in the region.

Section 5.3.1 provides an overview of affordability for purchasing a home in Invermere and Section 5.3.2 provide an overview of affordability for renting in Invermere. The colours in the tables illustrate the following levels of affordability:

(light green)	Spending less than 30% of household income on shelter costs
(orange)	Spending approximately 30-49% of household income on shelter costs
(red)	Spending 50% or more of household income on shelter costs

CMHC considers housing affordability when a household is paying less than 30% of their before-tax income on shelter costs. The analysis includes the following assumptions:

- **Home sales prices**: Estimated average assessment value single-detached dwellings, townhomes and condominiums based on property tax assessment data for 2023.
- **Down payment**: Assuming minimum downpayment of 10%
- **Financing terms**: 25-year amortization period with a 5-year fixed term interest rate at 5.0 % (rate as of March 2024). The mortgage payments are calculated using CMHC's Mortgage Calculator Tool.
- **Property Taxes**: Based on the property taxes listed in real estate listings
- **Utilities**: Rates for electricity, natural gas, and internet cost estimates for the region.
- **Property sales closing costs and transfer tax:** Not included in the analysis.
- **Rental/Shelter Rates:** Based on desktop research confirming median rental rates for market rentals listed on Kijiji and Facebook Marketplace. Rental rates include estimated costs for utilities. Rental assumptions for the analysis included:
    - Bedroom in Shared Home: $900
    - 1-Bedroom Apartment: $1,500
    - 2-Bedroom Apartment: $2,300
- **Median Income**: Based on 2021 census data with an adjustment of 24% to reflect 2024 income projections (based on historical 5-year income growth of 6% per year from 2016 to 2024).

5.3.1 OWNERSHIP AFFORDABILITY ANALYSIS

Figure 28 illustrates key findings from the ownership affordability analysis. Single-detached home ownership is not considered affordable for any household type based on median incomes and townhomes are only considered affordable for couples with children earning a median income.

Home ownership is the most unaffordable for lone parent families and non-census households; for these households no housing typology is considered affordable at the median income and would require households to pay more than 30% of their income to shelter costs. For lone parents and non-census families, purchasing a single-detached dwelling or a townhome would require that more than 50% of their income towards shelter costs and purchasing a condominium would require that 30% to 45% of their income towards shelter costs.

For couples each earning $20 per hour, a condominium is the only housing form that would be considered affordable; townhomes and single-detached dwellings would be considered unaffordable, requiring 39% and 55% (respectively) of household's income towards shelter costs.

Couples with and without children would need to pay more than 30% of their before-tax income in order to afford a single-detached dwelling. A condominium would be considered affordable for couples with and without children.

The data illustrates that no family structures earning median incomes in Invermere can afford to purchase a single-detached home and only couples with children can afford to purchase a townhome. The data indicates that very few family structures will be able to transition from renting to ownership without significant financial hardship.

Figure 28: Ownership Affordability Analysis

	Median Household Income (2024)	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			Single-Detached Dwelling	Townhouse	Condominium
Couples without children	$122,909	$3,073	47%	34%	21%
Couples with children	$165,990	$4,150	35%	25%	15%
Lone parent families	$73,492	$1,837	79%	56%	34%
Non-census families	$58,794	$1,470	99%	70%	43%
Couple each earning $20 per hour (without children)	$83,200	$2,636	55%	39%	24%

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

5.3.2 RENTAL AFFORDABILITY ANALYSIS

Figure 29 illustrates key findings from the rental affordability analysis. Non-census families (people living alone or in roommate situations) face the biggest affordability challenges in the rental market; no housing forms are considered affordable for these family structures. Lone parents also face significant affordability challenges, as they cannot afford housing with multiple bedrooms.

Lone parent families earning median income could afford to rent a shared bedroom, but renting a 1 or 2-bedroom would require 49% and 72% (respectively) of their income towards shelter costs. Couples with children earning median income could afford a 1-bedroom, but a 2-bedroom would require 32% of their income towards shelter costs. The data illustrates that lone-parent families and couples with children cannot afford to rent homes with multiple bedrooms and therefore their housing needs cannot be met in Invermere.

For couples without children and couples earning less than $20 per hour (without children), a 1-bedroom is affordable but a 2-bedroom would require over 30% of their before-tax income to shelter costs.

The data illustrates a strong need for affordable (below market rent) 2-bedroom (or larger) units to accommodate families with children as well as a need for affordable 1-bedroom units to accommodate individuals living alone who no longer wish to live with roommates.

Figure 29: Rental Affordability Analysis

	Median Household Income (2024)	Affordable Monthly Shelter Costs	Proportion of Income Spent on Shelter Costs		
			Shared Bedroom	1-Bedroom	2-Bedroom
Couples without children	$71,201	$1,780	17%	29%	43%
Couples with children	$96,159	$2,404	13%	22%	32%
Lone parent families	$42,574	$1,064	29%	49%	72%
Non-census families	$34,059	$851	36%	61%	90%
Couple each earning $20 per hour (without children)	$83,200	$2,080	15%	25%	37%

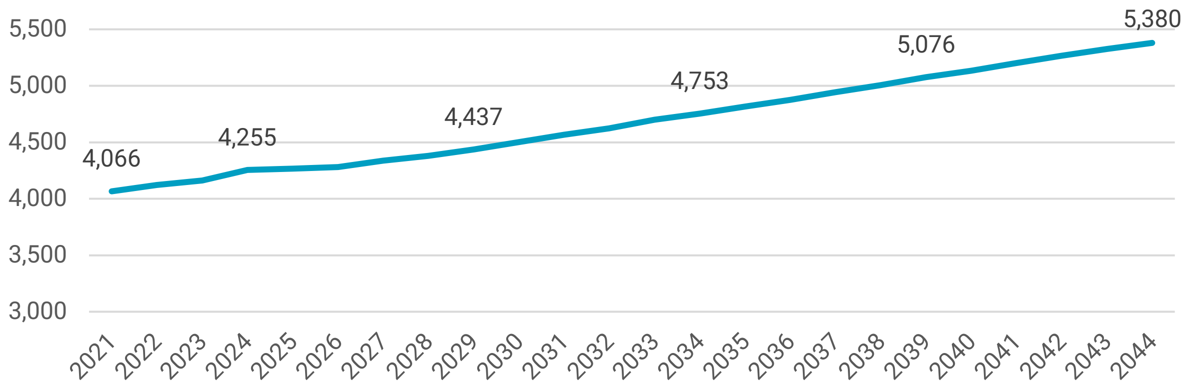
Green	Spending less than 30% of household income on shelter costs
Orange	Spending approximately 30-49% of household income on shelter costs
Red	Spending 50% or more of household income on shelter costs

6.0 COMMUNITY GROWTH

6.1 POPULATION PROJECTION

Invermere's population is projected to continue growing. From 2021 to 2029, the population is expected to increase by 9%, reaching a total of 4,437 residents. By 2034, the population is anticipated to grow by 17%, amounting to 4,753 residents. From 2021 to 2044, the average annual population growth rate is projected at 1.4%.

Figure 30: Projected Population (2021 – 2044)

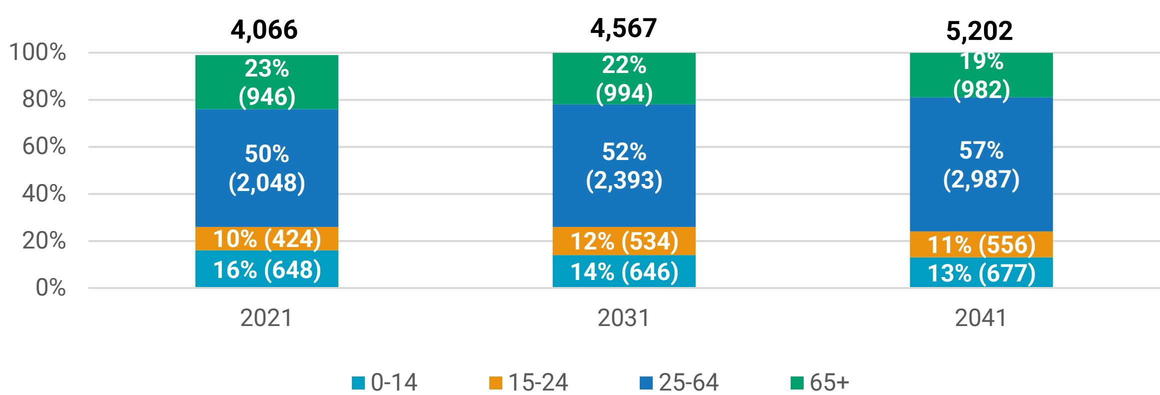


Source: Statistics Population Projections and Statistics Canada Census 2021

6.2 CHANGING DEMOGRAPHICS

From 2021 to 2041 it is expected that Invermere's seniors population will become a slightly smaller proportion of the population (from 23% to 19%); this is unique compared to many communities where this age category is projected to increase. The working age population is expected to grow from 50% to 57% of the population and the proportion of people under 25 years of age is projected to stay relatively consistent from 14% to 16% of the population.

Figure 31: Projected Demographic Changes (2021 – 2044)



Source: Statistics Population Projections and Statistics Canada Census 2021

6.3 5 AND 20-YEAR HOUSING PROJECTIONS

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.
- **Component B**: The number of housing units for individuals experiencing homelessness.
- **Component C**: The number of housing units for suppressed households.
- **Component D**: The number of housing units for anticipated household growth.
- **Component E**: The number of units required to increase the rental vacancy rate to 3%.
- **Component F**: The number of housing units that reflects additional local demand.

6.3.1 COMPONENT A: EXTREME CORE HOUSING NEED

Extreme Core Housing Need (ECHN) for renters and homeowners with a mortgage is utilized to estimate the number of new housing units required for individuals in vulnerable living conditions. Extreme Core Housing Need pertains to private households that fall below specific standards for housing adequacy, affordability, or suitability and would need to allocate 50% or more of their total pre-tax income to afford the median rent for acceptable alternative housing in their local area. This contrasts with Core Housing Need, which requires spending 30% of total pre-tax income.

The 2021 census data for renters and homeowners with a mortgage in ECHN is suppressed to protect privacy, indicating a low number of people in ECHN. The estimates for ECHN in 2021 may be lower because the incomes of lower-income individuals were temporarily increased due to the CERB benefit. ECHN is reported for 2006, 2011 and 2016; averaging out the last four Census reports from 2006-2021, the average ECHN rate was 9% for renters and 0% for homeowners with a mortgage. **To eliminate Extreme Core Housing Need there will need to be 43 specifically targeted units by 2041.**

Though the standardized methodology does not identify a need for homeowners in ECHN, it is important to highlight that people trying to purchase homes are highly likely to be in CHN or ECHN. The Ownership Affordability Analysis (Section 5.3.1) highlights that no family structures can afford to purchase a single-detached dwelling or townhome without spending more than 30% of their before-tax income to shelter costs.

6.3.2 COMPONENT B: INDIVIDUALS EXPERIENCING HOMELESSNESS

Capturing the number of people experiencing homelessness is a difficult at any given time and has unique challenges in how one defines homelessness. Although Invermere may not experience the commonly perceived and visual form of homelessness (such as individuals sleeping on the street), it may experience more of what is known as “hidden homeless”. This includes populations that are in precarious and unstable living situations such as staying with friends, “couch-surfing”, sleeping in cars, etc.

Regionally there are 239 people experiencing homelessness. Proportionally, Invermere accounts for 6% of the regional population. Therefore, it is assumed that Invermere has 14 people experiencing homelessness out of the 239. **Invermere would need a total of 14 new units to support people experiencing homelessness by 2041.**

6.3.3 COMPONENT C: 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. **The total number of suppressed households from 2006 to 2021 was 47.** Most suppressed households were for those aged 25 to 34 and 45 to 54 years old, as shown below.

Figure 32: Suppressed Household Formation (2006 – 2021)

Age Cohort	Owner	Renter	Total
15 to 24 years	0	0	0
25 to 34 years	10	8	18
35 to 44 years	0	0	0
45 to 54 years	15	4	19
55 to 64 years	0	0	0
65 to 74 years	0	0	0
75 years and over	7	3	10
Total	**32**	**15**	**47**

Source: Housing Assessment Resource Tool (HART), 2024

6.3.4 COMPONENT D: HOUSEHOLD GROWTH

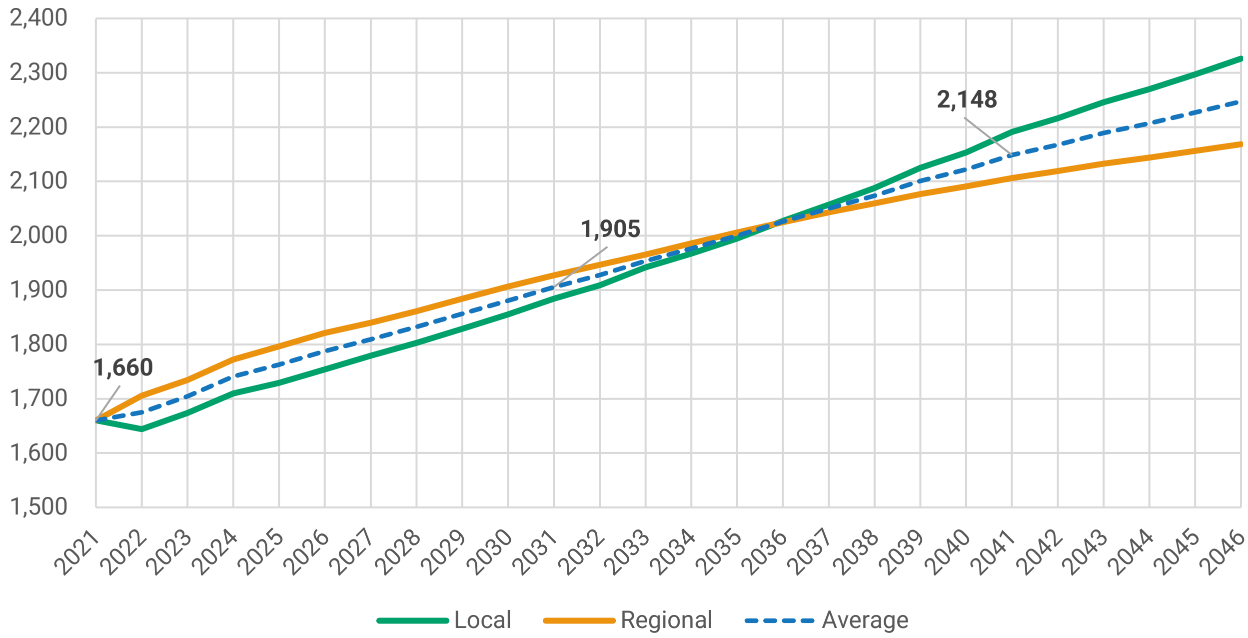
This report presents two approaches to population growth projections for the District of Invermere (Figure 33). The first approach is based on municipally specific growth statistics for Invermere and the second approach is based on the Regional District of East Kootenay. The provincial standardized methodology requires that municipalities rely on the average of the local and regional household growth to determine household growth projections.

Approach 1 – BC Stats Local Approach
BC Stats develops household projections to estimate household growth in Invermere based on projected local population growth and household size trends.

Approach 2 – Regional Approach
Invermere's household growth is projected based on the Regional District of East Kootenay's overall growth rate. The region's household projections from BC Stats are used, and the annual regional growth rate is applied to Invermere's projections.

Averaging the local and regional growth projections, Invermere is projected to grow from 1,660 to 2,148 households from 2021 to 2041. **Invermere would require 488 new units by 2041 to meet household growth needs.**

Figure 33: Projected Household Growth (2021 – 2046)



Source: BC Statistics Population Projections and Statistics Canada Census 2021

6.3.5 COMPONENT E: RENTAL VACANCY OF 3%

The 2021 census states there were an estimated 490 renter households. Using the provincial vacancy rate for purpose-built rentals (data is unavailable for Invermere) of 1.4%, this means that there is an estimated 7 vacant units in Invermere across the primary and secondary rental market. Assuming that other components of housing needs (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, **an additional 8 units are required by 2041 to achieve a healthy vacancy rate of 3%.**

6.3.6 COMPONENT F: DEMAND BUFFER

The final component of the HNR Method is the "demand buffer," which calculates additional housing units needed to meet "healthy" market demand in a community. This buffer accounts for extra local demand beyond the minimum required to house current and future residents. It addresses the needs of households seeking specific housing characteristics, such as proximity to jobs and schools, larger homes for growing families, and downsized options for seniors. By considering these factors, the demand buffer helps alleviate pressure in the housing system.

The demand is calculated by applying an index (that varies by community) to all components of current housing need (Components A, B, C and E). For Invermere the buffer index is 1.09; applying the buffer results in a need for **an additional 123 units over the next 20 years to account for market demand.**

Figure 34: Table of Demand Buffer Calculation

Component	Result
A: Extreme Core Housing Need	43
B: Persons Experiencing Homelessness	14
C: Suppressed Household Formation	47
E: Rental Vacancy Rate Adjustment	8
Total	112
Demand Factor	1.09
Total New Units to Address Demand Buffer (20 years)	123

Source: Housing Assessment Resource Tool (HART), 2024

6.3.7 SUMMARY OF 5 AND 20-YEAR HOUSING NEED

It is anticipated there is a need for 190 new housing units over the next five years and 723 new housing units over the next twenty years. Of the 190 housing units required over the next five years, 53 should be owned and 104 should be rentals. ***The District of Invermere should consider the specific number of units identified in this report as a guideline and should generally support the development of housing across the housing wheelhouse.***

Figure 35: Table of 5 and 20-Year Housing Needs Summary using Need (2021 – 2041)

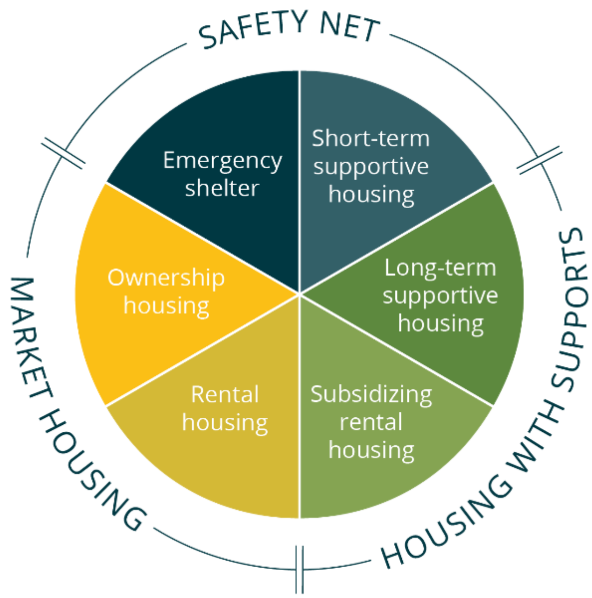
Component	5-Year Need (2021-2029)	20-Year Need (2021-2041)
A: Extreme Core Housing Need	11	43
Owned Units	0	0
Rented Units	11	43
B: Persons Experiencing Homelessness	7	14
C: Suppressed Household Formation	12	47
Owned Units	8	32
Rented Units	4	14
D: Anticipated Growth	127	488
Owned Units	45	n/a
Rented Units	82	n/a
E: Rental Vacancy Rate Adjustment	2	8
F: Additional Local Demand	31	123
Total Units Needed	**190**	**723**
Owned Units	53	
Rented Units	104	

Source: Housing Assessment Resource Tool (HART), 2024

7.0 KEY HOUSING NEED

The Housing Wheelhouse, developed by the City of Kelowna in 2017, is a new way to think about different housing options (Figure 36). 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.

Figure 36: Housing Wheelhouse



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. The following section of the report highlights areas of key housing need and seeks to address all types of housing on the Wheelhouse, including:

- **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).
- **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
- **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
- **Rental Housing**: includes purpose-built long-term rental apartments, private rental townhomes, secondary suites, carriage homes and single-family rental homes.
- **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).

7.1 KEY HOUSING ISSUES AND STATEMENTS OF NEED

This report highlights the following key housing needs in Invermere:

- Affordable Rental Housing for Families and Individuals
- Supportive Housing and Homelessness
- Seniors Housing
- Affordable Ownership opportunities
- Lack of Market Rental Housing and Impacts of STRs
- Housing Near Transit and Active Transportation

Each of these key issues is discussed in the statements of need detailed below.

7.1.1 AFFORDABLE RENTAL HOUSING FOR FAMILIES AND INDIVIDUALS

This report indicates a need for 104 rental units over the next 5 years. Housing units calculated for Component B (People Experiencing Homelessness) accounts for 7 of the 104 units and must be met through subsidized, short- or long-term supportive housing, therefore the total long-term rental housing need for the next 5-years is approximately 97 units. For comparison, the 2021 census reports there are currently 490 renters in Invermere (increasing from 390 in 2016).

There are currently no purpose-built rental apartments in Invermere and 45 long-term, below market rentals available through non-profit housing operators. The majority of market rentals in Invermere are provided through property owners renting their homes or secondary suites. With the cost of owning being out of reach for most households in Invermere and continued growth in the working age population, it is expected that there will be more demand for rental housing. This report highlights that renters typically earn lower incomes than owners (in 2021 Invermere's median renter income was $53,200 and the median owner income was $93,000) and renting units with 2-bedrooms or more is unaffordable for all household types (couples with and without children, lone-parent households, and individuals living alone). Increasing the stock of housing could contribute to the goal of making rental housing more affordable.

The affordability analysis in this report highlights that families with children and people living alone are facing the biggest affordability challenges in the rental market. Families with children cannot afford bedrooms with multiple bedrooms; this is especially true for lone parents who would require 72% of their income to go to shelter costs in order to afford a 2-bedroom rental. Individuals living alone cannot afford any housing option (shared bedroom, 1-bedroom or 2-bedroom).

Overall, there is a strong need for rental housing in the form of all bedroom typologies to meet the needs of families and individuals in need of rental housing. It is difficult to estimate the number of units that should be delivered as below-market (subsidized) rental housing versus market rental housing; however, the data indicates that current market rents are unaffordable for most households and the development of affordable rental housing is a key priority for Invermere.

7.1.2 SUPPORTIVE HOUSING AND HOMELESSNESS

This report indicates a need for 7 units for people experiencing homelessness over the next 5 years. Invermere does not currently have a shelter or any supportive housing, however, there are 15 transition homes for women fleeing domestic violence.

Though homelessness may not currently be a significant issue in Invermere, it is important that Invermere continues working with partners and supporting initiatives to support people and households who are homeless or at risk of becoming homeless.

7.1.3 SENIORS HOUSING

From 2006 to 2021, the senior population (65+) experienced the most growth, increasing from 16% (480) to 24% (945) of the total population. The seniors population is predicted to make up 22% (+49 seniors) of the population in 2031 and following 2031 it is projected that seniors populations will begin declining. These projections are estimates and because seniors housing in Invermere serves the broader region, it is reasonable to expect that there will be strong demand for seniors housing into the future. Increasing the stock of purpose-built, seniors housing provides housing for seniors looking to move out of their homes that may no longer suit their needs (i.e. stairs and accessibility, maintenance, multiple bedrooms, etc.), while also returning older homes (that are likely more affordable than new homes) to the housing market.

The previous HNR highlights that there is a constant waitlist for seniors housing and notes that seniors housing in Invermere serves the region as well as the community. Seniors, more often than other demographic groups, have specific housing needs. 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.

7.1.4 AFFORDABLE OWNERSHIP OPPORTUNITIES

This report estimates a need for 53 ownership units over the next 5-years. The affordability analysis in this report highlights that single-detached homes and townhomes are not affordable for any family type earning median income, yet single-detached homes make the largest proportion (64% in 2021) of the housing stock, followed by ground-oriented multi-family housing (20% in 2021). The affordability analysis indicates that condominiums are affordable for couples with and without children, but lone-parents and non-census families would not be able to comfortably afford to buy a condominium in Invermere.

It will be important for Invermere to continue support the development of a variety of housing typologies. Encouraging affordable ownership opportunities is a challenge, but a potential solution is encouraging the development of ground-oriented housing that includes mortgage helpers in the form of secondary suites and Accessory Dwelling Units. Developing new housing with a mix of principal dwellings and secondary dwellings contributes to affordability by making home ownership more affordable and increasing the number of units available to rent. This concept idea discussed in Section 7.2.

7.1.5 LACK OF RENTAL HOUSING AND IMPACTS OF STRS

This report highlights that only 9% (approximately 23 units) of the STRs currently listed in Invermere are 1-bedrooms and the remaining STRs (81%/230 units) are 2-bedoroms or larger. At the time of writing this report (Nov 2024) there were 253 active STR listings; if all STRs were transitioned to long-term housing, it would exceed the projected need for 86 long-term rental units over the next 5 years. This STR data in this report illustrates that STRs are occupying valuable multi-bedroom units that could serve as long-term rental housing for families in Invermere.

7.1.6 HOUSING NEAR TRANSIT AND ACTIVE TRANSPORTATION

BC Transit provide services from Invermere to Radium Hot Springs, Edgewater, Windermere, Fairmont Hot Springs and Canal Flats. 2021 census data reports that 31% of people commute to a different census subdivision within the census division of residence; this data reflects that 31% of people commute to nearby towns for work and that locating housing near transit stops in Invermere could support people in transitioning from single-occupancy vehicles to transit.

In addition to transit, the Westside Legacy Trail provides an impressive 25 km active transportation connection from Invermere to Fairmont Hot springs with a paved, multi-use trail. The trail development was led by the Columbia Valley Greenways Trail Alliance, which is a non-profit organization that supports the development of trails in the region.

By locating housing near transit and active transportation network 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.

7.2 OPPORTUNITIES FOR HOUSING ACTIONS

This report seeks to articulate key housing needs in Invermere by analyzing quantitative data and following the Province of BC's standardized methodology for projecting housing need. This report fulfills the requirement for the District of Invermere to complete an Interim Housing Needs Report by January 1, 2025.

To help advance housing goals, the District of Invermere could explore the findings in this report through the development of a Housing Action Plan and a community engagement process. Below is a list of actions that the District of Invermere could undertake to address key housing issues. ***This is not an exhaustive list but presents ideas for advancing impactful work that addresses the housing priorities in this report.***

1) **Adopt Small-Scale Multi-Unit Housing (SSMUH) Zoning practices:** Families in Invermere cannot afford to purchase single-detached homes. SSMUH zoning can make single-detached and ground-oriented housing more affordable for buyers by providing mortgage helpers, while also developing more rental housing need in the community.

SSMUH zoning involves allowing 3 to 4 housing units on parcels traditionally used and zoned for single-family housing and/or duplexes. The Province of BC recently passed legislation (Bill 44) requiring that communities over 5,000 people permit a minimum of 4 to 6 units on parcels zoned for single-detached and duplex housing. Given Invermere is only 3,917 people, Invermere is not required to meet this provincial requirement; however, it is a useful tool for reducing barriers to gentle densification that can help make ground-oriented housing more affordable. This action would support the development of more affordable ownership opportunities for families as well as rental housing opportunities.

2) **Support non-profit housing developments that offer below-market rental rates**: This report indicates a need for below-market rental housing, particularly for families with children (i.e. 2-bedrooms or larger). Currently there are only 15 units of below-market rental housing available for families in Invermere. Non-market housing providers are more likely to be able to offer rents at lower rates compared to market housing operators. Local governments can support non-profit housing with the following actions:
    a. Donating land to non-market housing that is supported by senior funders (such as BC Housing and CMHC).
    b. Offering Tax Exemptions (Revitalization or Permissive).
    c. Reducing or waiving securities for on-site landscaping and paving.

3) **Review Short-Term Rental Policies and consider principal residence requirements:** As of May 1, 2024 the Province requires that short-term rentals are limited to the host's principal residence plus one secondary suite or accessory dwelling unit. This regulation applies to municipalities over 10,000 therefore Invermere is not required to follow the regulation. Invermere could conduct further research to assess the benefits and limitations to implementing a Principal Residence Requirement for STRs, including how it may impact the housing needs of seasonal workers or visitors.

4) **Update Official Community Plan and Zoning Bylaw to accommodate required housing units:** The new provincial legislation requires municipalities to review and update their Official Community Plans and zoning bylaws by December 31, 2025, following the Interim Housing Needs Report. The District of Invermere is required to ensure that their OCP and Zoning Bylaws accommodate the number of housing units projected to be needed over the next 20 years. These projections are provided in Section 7 this report.

5) **Regional Partnership Opportunities:** The housing challenges that Invermere faces are shared by neighbouring communities. It is important that the District of Invermere works in partnership with housing operators, local governments and First Nations in the region and considers opportunities to address housing issues through a regional lens.

APPENDICES

APPENDIX A: LIST OF NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) LABOUR CATEGORIES

11 Agriculture, forestry, fishing and hunting: comprises establishments primarily engaged in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch, or their natural habitats.

21 Mining, quarrying, and oil and gas extraction: comprises establishments that extract naturally occurring mineral solids, such as coal and ores; liquid minerals, such as crude petroleum; and gases, such as natural gas. The term mining is used in the broad sense to include quarrying, well operations, beneficiating (e.g., crushing, screening, washing, and flotation), and other preparation customarily performed at the mine site, or as a part of mining activity.

22 Utilities: comprises establishments engaged in the provision of the following utility services: electric power, natural gas, steam supply, water supply, and sewage removal.

23 Construction: comprises establishments primarily engaged in the construction of buildings or engineering projects (e.g., highways and utility systems). Establishments primarily engaged in the preparation of sites for new construction and establishments primarily engaged in subdividing land for sale as building sites also are included in this sector.

31-33 Manufacturing: comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products.

41 Wholesale Trade: The Wholesale Trade sector comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The merchandise described in this sector includes the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing.

44-45 Retail Trade: The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The retailing process is the final step in the distribution of merchandise; retailers are, therefore, organized to sell merchandise in small quantities to the general public.

48-49 Transportation and warehousing: sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Modes of transport include air, rail, water, road, and pipeline.

51 Information and cultural industries: comprises establishments engaged in the following processes: (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data.

52 Finance and insurance: comprises establishments primarily engaged in financial transactions (transactions involving the creation, liquidation, or change in ownership of financial assets) and/or in facilitating financial transactions.

53 Real estate and rental and leasing: comprises establishments primarily engaged in renting, leasing, or otherwise allowing the use of tangible or intangible assets, and establishments providing related services. The major portion of this sector comprises establishments that rent, lease, or otherwise allow the use of their own assets by others.

54 Professional, scientific and technical services: comprises establishments that specialize in performing professional, scientific, and technical activities for others. Activities performed include legal advice and representation; accounting, bookkeeping, and payroll services; architectural, engineering, and specialized design services; computer services; consulting services, etc.

55 Management of companies and enterprises: comprises (1) establishments that hold the securities of (or other equity interests in) companies and enterprises for the purpose of owning a controlling interest or influencing management decisions or (2) establishments (except government establishments) that administer, oversee, and manage establishments of the company or enterprise and that normally undertake the strategic or organizational planning and decision making role of the company or enterprise.

56 Administrative and support, waste management and remediation services: comprises establishments performing routine support activities for the day-to-day operations of other organizations. These essential activities are often undertaken in-house by establishments in many sectors of the economy.

61 Educational services: comprises establishments that provide instruction and training in a wide variety of subjects. This instruction and training is provided by specialized establishments, such as schools, colleges, universities, and training centers. These establishments may be privately owned and operated for profit or not for profit, or they may be publicly owned and operated.

62 Health care and social assistance: comprises establishments providing health care and social assistance for individuals. The sector includes both health care and social assistance because it is sometimes difficult to distinguish between the boundaries of these two activities. The industries in this sector are arranged on a continuum starting with those establishments providing medical care exclusively, continuing with those providing health care and social assistance, and finally finishing with those providing only social assistance.

71 Arts, entertainment and recreation: sector includes a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure-time interests.

72 Accommodation and food services: comprises establishments providing customers with lodging and/or preparing meals, snacks, and beverages for immediate consumption. The sector includes both accommodation and food services establishments because the two activities are often combined at the same establishment.

81 Other services (except public administration): comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities, such as equipment and machinery repairing, promoting or administering religious activities, grant making, advocacy, and providing drycleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services.

91 Public administration: comprises establishments primarily engaged in activities of a governmental nature, that is, the enactment and judicial interpretation of laws and their pursuant regulations, and the administration of programs based on them. Legislative activities, taxation, national defence, public order and safety, immigration services, foreign affairs and international assistance, and the administration of government programs are activities that are purely governmental in nature.