

# HOUSING NEEDS REPORT

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District of Sooke



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*We acknowledge that the District of Sooke is located on the unceded traditional territory of the T'Sou-ke Nation.*

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## 1 Introduction

Urbanics Consultants Ltd. has been retained by the District of Sooke to carry out a housing needs report.

The District of Sooke has witnessed high growth in population over the last decade. This growth has been accompanied by a variety of housing issues in the community, including:

- Limited availability of housing that is affordable to residents of the community;
- Concerns related to housing adequacy, suitability and accessibility;
- Limited supply of low-income housing in the community; and,
- Limited housing diversity across the housing continuum.

This study is a comprehensive review of such concerns and identifies appropriate strategies for addressing them.

### 1.1 Main objectives

The main objectives of the study are to:

- Review existing studies and research related to housing-oriented policies and market and non-market rate housing in the community;
- Review existing studies and research related to the housing-oriented policies and market and non-market rate housing in the community;
- Analyze population, socio-economic and employment trends to develop a comprehensive demographic and socio-economic profile of the community;
- Review and analyze the local and regional housing policies, bylaws, tools, incentives and programs to support affordable housing;
- Examine the current housing market characteristics and develop a comprehensive housing profile; including housing stock (market and non-market rate housing), vacancy, rental revenues and sale prices, dwelling type preferences (single-family, townhouse and apartments) and tenure preferences;
- Assess the costs of developing and market values of land and improvements in the community;
- Create an inventory of residential lands in the community with special focus on vacant and under-utilized parcels;
- Develop and implement a consensus-based community engagement, communications and consultation program. Engage and consult with municipal staff, suitable community stakeholders and target demographic groups to identify market and non-market housing needs and housing trends related to country living, small home development etc.
- Estimate the housing needs over the next 5 to 10 years, by dwelling type and tenure.
- Identify and prioritize strategies to address any current and anticipated gaps in the housing continuum.
- Create an action plan to address the breadth and depth of housing issues in the community.

# Housing Needs Study: Approach



Figure 1: Urbanics approach for the Housing Needs Study  
Source: Urbanics Consultants Ltd.

## 1.2 Report structure

In terms of report structure, the following serves as a brief description:

### 1.2.1 Introduction

The introduction provides the overall objectives of the study, the approach, and the report structure and the limitations of the study.

### 1.2.2 Community context

The section examines the regional and local economies and their impact on the demand for housing, including market rate and non-market rate housing in the District of Sooke. In addition, it develops a demographic and economic profile of the community utilizing the latest census data, information from other research studies and discussions with industry professionals. The section also examines the population and household growth trends over the last few decades and creates a population projection for the District of Sooke for the period 2019 – 2031.

### 1.2.3 Housing supply

This section examines the existing housing stock in Sooke. It provides an inventory of housing units by structure type and tenure (own vs. rent); housing sales and rental activity; the number of market and non-market rate housing units in the community. It also examines the housing suitability, adequacy, affordability characteristics of the District and identifies the proportion of households in core housing needs. The consultant has used a variety of data sources including the 2016 Census data, 2018 property tax roll data and interviews with appropriate stakeholders (namely: housing developers, independent contractors, rental housing operators, etc.).

### 1.2.4 Housing market characteristics

The section examines the current housing sales activity and rental housing characteristics of the community. The section also examines the affordability of market-rate housing by household type and dwelling type.

### 1.2.5 Land utilization

This section examines the detailed parcel level dataset provided by the District. The dataset includes information on each of the property addresses including parcel size, area, zoning information, assessment class, assessed land and improvement value and actual use category.

### 1.2.6 Current gaps

This section examines the current gaps and needs in housing – type, number of bedrooms and price ranges (both rental and ownership type) based on a variety of demand determinants such as population growth, household income, and in-migration rates for new residents. We determine current demand of housing for both market and non-market forms of housing (i.e. social, affordable rental, affordable homeownership, market rental housing, home ownership).

### 1.2.7 Housing needs projections

The section examines the future housing needs of the community based on the population and household growth projections. The population growth projections are based on the Census 2016 population counts for the District and the adjusted age cohort and population growth rates from the Sooke School District for the period 2016 – 2031. The findings from the analysis provide the estimated market rate and non-market rate housing needs of the community.

### 1.2.8 Best practices

This section examines some of the proven and effective practices in affordable market rate and non-market housing across municipalities in the country and the province. The section also identifies some of the practices that can potentially be implemented to improve the housing supply and general affordability.

## 1.3 Limitations

Background data for this study was obtained from a variety of public (federal, provincial, regional, and municipal) and private sector sources (including comparable residential sales from the local real estate board), as well as from field work conducted by the consultant during the period June to August 2019.

Similar to other studies of this nature, a number of forecasts and assumptions regarding the state of the economy, the state of future competitive influences, and population projections have had to be made. These assumptions are made with great care and are based on the most recent and reliable information available. Should any assumptions noted in this study be undermined by the course of future events, we recommend that the study's findings be re-examined.

While specific assumptions may be noted throughout the report, the following general assumptions also apply:

- Real GDP growth and other national and local economic indicators for the area will not significantly differ from the projections indicated in the study over the course of the study period.
- No unforeseen economic or political events will occur within the study period on a national, provincial, or local level, which would significantly alter the outcomes of the study's analyses. Short-term fluctuations are likely to occur, but long-term gradual growth rates should prevail.
- Actual population growth rates will be relatively consistent with the historical growth rates in the region.
- The demand and market analyses are based on estimates, assumptions and other information developed from research of the market and knowledge of the industry.
- The study does not speculate on the impact of high net-wealth on the housing needs of low-income senior households and retirees. This is primarily because the net-wealth data as well as the impact of such wealth on housing needs is inconclusive.

## 2 Community context

### 2.1 Location

The District of Sooke is located in British Columbia, Canada on the southern tip of Vancouver Island. Sooke rest along the coast, overlooking Salish Sea and Sooke Basin, and flanks the banks of the Sooke River. The District has an excellent reputation as a place with a high-quality of life; its proximity to a scenic coast and riverfront with a celebrated small-town charm. Sooke is a popular tourist for destination outdoor for enthusiasts and others that appreciate spectacular natural beauty.

The District of Sooke ("the District") is located on the southern point of Vancouver Island, on Canada's rugged west coast. Sooke is situated on the north shore of the Sooke Harbour and Basin. Sooke overlooks the Juan de Fuca Strait and Olympic Mountain range and encompasses approximately 5800 hectares of land. The District of Sooke is located within the Capital Regional District (CRD), approximately 45 kilometres from Greater Victoria along scenic Highway 14, also known as the Pacific Marine Circle Route, and is 20 kilometres west of the City of Langford.

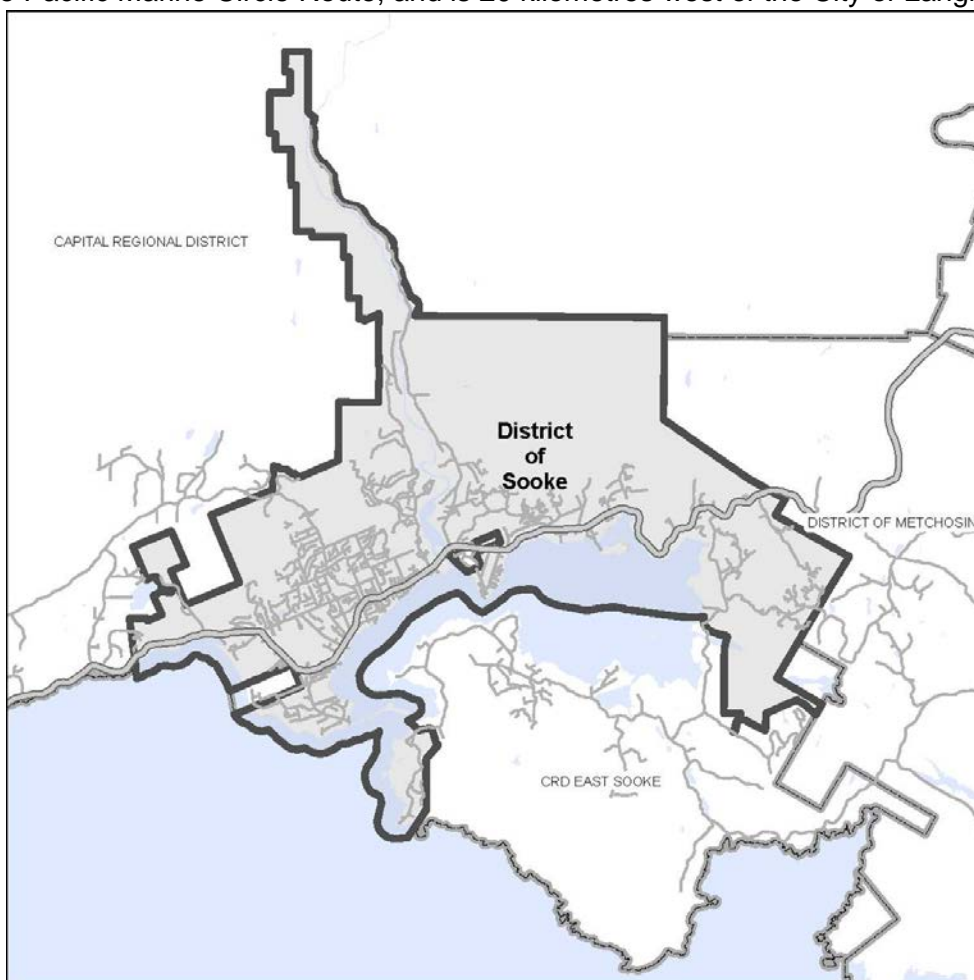


Figure 2: Regional Context: District of Sooke  
Source: District of Sooke GIS

## 2.2 Provincial economy

This section provides a brief economic outlook of the provincial economy. These macro-economic indicators are some of the important drivers of future housing demand at the provincial level.

Economic Indicators		2012	2013	2014	2015	2016	2017	2018F	2019F	2020F
Real GDP	% change	2.5	2.2	3.7	2.1	3.2	3.8	1.7	2.5	2.5
Nominal GDP	% change	2.1	3.4	5.7	2.9	6	6.9	4.1	3.9	4.9
Employment	% change	1.6	0.1	0.6	1.2	3.2	3.7	1.1	1.8	0.7
Unemployment Rate (%)	rate %	6.8	6.6	6.1	6.2	6	5.1	4.7	4.7	4.8
Retail Sales	% change	1.9	2.8	6.3	7	7.7	9.3	2	3.7	3.9
Housing Starts	000's of units	27.5	27.1	28.4	31.4	41.8	43.7	40.9	36.9	34
Consumer Price Index	% change	1.1	-0.1	2.6	1.1	1.9	2.1	2.7	1.8	2.2

Table 1: Economic Indicators: British Columbia

Source: RBC Economics, Provincial Outlook (March 2019)

Note: Figures highlighted in grey are RBC Economics' estimates

The Province of British Columbia is expected to display stable GDP growth in 2019. British Columbia's economy is expected to grow by roughly 2.5 percent primarily as a result of strong jobs growth and a robust housing market. According to RBC Economics Provincial Outlook March 2019, British Columbia's Real GDP output grew by an estimated 1.7 in 2018 and is projected to grow by 2.5 percent in 2019 and 2.5 percent in 2020 (Table 1).

According to RBC Economics Provincial Outlook March 2019, the Province is expected to display growth in employment in 2019 at a higher percent change as compared to the previous year (1.1 percent in 2018 as compared to 1.8 percent in 2019). The anticipated growth in employment as well as increase in home price gains are expected to lead to increases in consumer spending in the retail sales in the Province. The Province is expected to display strong growth in retail sales in 2019 (3.7 percent in 2019) and a higher rate of growth in 2020 (3.9 percent in 2020). However, housing starts are expected to decrease in 2019 and 2020 as compared to the last few years (from 40,900 in 2018 to 36,900 in 2019).

Overall, the Province is expected to display continued economic growth and a strong demand for housing in the near future. However, this also assumes that the impact of wildfires on the economy is localized and the softwood lumber trade conflict with the US does not escalate further. The latter is especially critical for the District of Sooke as its economy was historically heavily dependent on forestry.



## 2.3 Local Economy

Forestry and commercial fishing markets were historically the backbone of the local economy but both markets have lost prominence in the region in the last few decades. Table 2 illustrates that, in recent times, most of the major economic sectors of the local economy have remained relatively stable as a percentage of the total labour force. Public services, manufacturing and innovation, and trade services, respectively, dominate the local economy. As per the 2016 Census, the public services sector (37 percent of the total labour force) accounts for the highest share of labour force associated and the second sector with the highest share of the total labour force is manufacturing and innovation (25 percent).

*Public services, manufacturing and innovation, and trade services, respectively, dominate the local economy*

Major Economic Sectors	Sooke			CRD			BC		
	2006	2011	2016	2006	2011	2016	2006	2011	2016
Tourism	545 (10%)	570 (10%)	550 (11%)	26,040 (14%)	24,935 (13%)	24,935 (13%)	290,330 (13%)	298,775 (13%)	332,210 (14%)
Business, finance and mgmt	310 (6%)	250 (4%)	210 (4%)	11,070 (6%)	10,860 (6%)	10,695 (5%)	138,040 (6%)	149,070 (6%)	153,120 (6%)
Public services	2,005 (38%)	2,360 (39%)	1,805 (37%)	70,075 (37%)	77,225 (40%)	78,760 (40%)	584,795 (27%)	672,885 (29%)	691,215 (28%)
Manufacturing and innovation	1,300 (24%)	1,400 (23%)	1,215 (25%)	39,540 (21%)	39,195 (20%)	41,040 (21%)	614,155 (28%)	596,335 (26%)	645,340 (27%)
Trade services	985 (18%)	1,190 (20%)	980 (20%)	33,285 (18%)	34,315 (18%)	35,090 (18%)	455,890 (21%)	475,500 (21%)	493,640 (20%)
Other services	180 (3%)	220 (4%)	185 (4%)	8,945 (5%)	8,210 (4%)	8,695 (4%)	109,895 (5%)	112,745 (5%)	112,335 (5%)
	5,325	5,990	4,945	188,955	194,740	199,215	2,928,630	2,305,310	2,427,860

Table 2: Employment by major sectors, 2006 – 2016

Source: Statistics Canada – Census 2006, National Household Survey 2011 and Census 2016

- Tourism sector includes: accommodation and food services, arts, entertainment and recreation and information and cultural industries.
- Business, finance and management sector includes: finance and insurance, real estate, rental and leasing and management of companies and enterprises.
- Public services includes: healthcare and social assistance, education services, administration and support, waste management and remediation, utilities and public administration.
- Manufacturing and innovation sector includes: manufacturing, construction, professional scientific and technical services, mining, oil and gas and agriculture, forestry, fishing and hunting.
- Trade services sector includes: wholesale trade, retail trade and transportation and warehousing.

Table 2 also provides the labour force distribution for the five major economic sectors for the community, CRD and the Province for the years 2006 to 2016. Although its share of the total wavered slightly in 2016 from 2011, the public sector has remained the major employer with 37 percent of the share in 2016. The Table indicates that the proportion of the labour force involved in the tourism sector has remained fairly constant since 2006. The proportion of labour force involved in the business, finance and management sector declined from 6 percent in 2006 to 4 percent in 2016. The share of labour force involved in the trade services grew modestly from 18 percent in 2006 to 20 percent in 2016, while other services increased from 3 percent in 2006 to 4 percent in 2016 percent. Assuming the trade services and tourism sectors continue to increase as a share of the local economy, Sooke can expect to become home to more low- to middle-income workers. Future housing for these workers will need to be accessible to these income levels.

*Sooke can expect to become home to more low- to middle-income workers*

Table 2 compares Sooke to the CRD and shows that Sooke’s local economy is slightly more reliant on manufacturing and innovation but has a similar diversity within its local economy. Compared to British Columbia as a whole, however, Sooke’s local economy is significantly less diverse. This could indicate a competitive advantage and also a vulnerability in the event of a downturn in industries related to public services and manufacturing and innovation.

Labour force by industry, 2016	Sooke	CRD	BC	Sooke	CRD	BC
Total labour force	5,045	205,935	2,471,665			
Industry - not applicable	85	3,160	43,805			
All industries	4,955	202,820	2,427,865	100%	100%	100%
11 Agriculture; forestry; fishing and hunting	75	2,305	65,205	1.5%	1.1%	2.7%
21 Mining; quarrying; and oil and gas extraction	35	630	25,920	0.7%	0.3%	1.1%
22 Utilities	15	500	12,445	0.3%	0.2%	0.5%
23 Construction	575	13,935	199,985	11.6%	6.9%	8.2%
31-33 Manufacturing	225	7,055	157,560	4.5%	3.5%	6.5%
Goods producing industries	925	24,425	461,115	18.7%	12.0%	19.0%
41 Wholesale trade	140	3,790	82,105	2.8%	1.9%	3.4%
44-45 Retail trade	660	23,520	283,135	13.3%	11.6%	11.7%
48-49 Transportation and warehousing	180	7,780	128,400	3.6%	3.8%	5.3%
51 Information and cultural industries	90	4,215	67,225	1.8%	2.1%	2.8%
52 Finance and insurance	110	6,180	93,805	2.2%	3.0%	3.9%
53 Real estate and rental and leasing	100	4,305	54,995	2.0%	2.1%	2.3%
54 Professional; scientific and technical services	305	17,115	196,670	6.2%	8.4%	8.1%
55 Management of companies and enterprises	0	210	4,320	0.0%	0.1%	0.2%
56 Admin & support; waste mgmt & remediation	275	9,280	109,095	5.5%	4.6%	4.5%
61 Educational services	270	16,660	173,820	5.4%	8.2%	7.2%
62 Health care and social assistance	655	27,450	270,855	13.2%	13.5%	11.2%
71 Arts; entertainment and recreation	70	5,675	57,940	1.4%	2.8%	2.4%
72 Accommodation and food services	390	18,650	207,045	7.9%	9.2%	8.5%
81 Other services (except public administration)	185	8,695	112,335	3.7%	4.3%	4.6%
91 Public administration	590	24,870	125,000	11.9%	12.3%	5.1%
Services producing industries	4,020	178,395	1,966,745	81.1%	88.0%	81.0%

Table 3: Employment by Industry (2-Digit NAICS Codes), 2016  
Source: Statistics Canada – Census 2016

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Further, on taking a more detailed look at the labour force by North American Industry Classification System (NAICS) codes in 2016, Table 3 shows Sooke's labour forces compared to CRD and British Columbia. The red-highlighted labour forces specify where Sooke has a larger share of that labour force than CRD and British Columbia and may indicate a competitive edge for Sooke. The blue-highlighted labour forces specify where Sooke may have a competitive edge over only the CRD. Within Sooke, it is evident that the largest share of labour force was involved with retail trade (13.3%), health care and social services (13.2%), public administration and construction (11.6%). These industries along with the other highlighted industries demonstrate to be the basic industries in the community (i.e., these industries might be the net exporters of goods and services to the surrounding area and the other regions of the Province).

The top employers within Sooke are listed below according to the local Chamber of Commerce and Worklink BC in no particular order:

- Ayre Manor
- Village Foods
- Western Foods
- The Prestige
- Coast Capital/Western Financial Group
- Hub Insurance
- Shoppers Drug Mart
- District of Sooke

Small businesses are generally referred to as less than 100 employees; all the businesses in the District of Sooke fall into this category. About 79 percent of businesses have less than 10 employees. Healthcare will be an increasingly in-demand industry sector for jobs across the Capital Regional District, of which Sooke will be certainly witnessing.

Table 4 and 5 demonstrate respectively education level and commuting status for the District of Sooke.

Education Level	Sooke	CRD	BC
No certificate, diploma or degree	12%	7%	16%
Secondary (high) school diploma or equivalency certificate	32%	25%	29%
Postsecondary certificate, diploma or degree	55%	68%	55%
Apprenticeship or trades certificate or diploma	12%	9%	9%
College, CEGEP or other non-university certificate or diploma	27%	22%	18%
University certificate or diploma below bachelor level	1%	3%	4%
University certificate, diploma or degree at bachelor level or above	15%	34%	25%

Table 4: Highest certificate, diploma or degree for the population aged 25 to 64 years in private households  
Source: Urbanics Consultants Ltd. and Census 2016

The education level of District of Sooke for postsecondary certificate, diploma or degree is 55 percent of the District's population, significantly lower than the CRD (likely due to the concentration of provincial employees) and the same as British Columbia. Sooke and the CRD do not closely resemble each other in the educational levels attained in their populations. The

education level reflects a significant proportion of the working age population that may not have the skills at this point to work in middle to high income jobs other than the manufacturing and trade services industries.

It is also possible that the lower rates of education levels can be partly attributed to Sooke not having enough jobs that match the skillset of people with higher levels of education. The District’s proximity location to more populous cities (namely, Victoria, Langford and Saanich) could contribute to “brain-drain”, which is the emigration of highly trained people to another economic sector for more appropriate career opportunities, better pay or overall living conditions.

Commuting Status	Sooke	CRD	BC
Commute within census subdivision (CSD) of residence	25%	37%	49%
Commute to a different census subdivision (CSD) within census division (CD) of residence	71%	60%	46%
Commute to a different census subdivision (CSD) and census division (CD) within province or territory of residence	2%	2%	5%
Commute to a different province or territory	2%	1%	1%

Table 5: Commuting destination for the employed labour force aged 15 years and over in private households with a usual place of work

Source: Urbanics Consultants Ltd. and Census 2016

Table 5 demonstrates two main commuting patterns for residents of Sooke, the CRD and British Columbia. Due in part to the number of employers in Sooke, only 25 percent of Sooke workers commute within the community. This is significantly lower than the CRD (37 percent), and even lower than British Columbia (49 percent). Employed residents that commute out of the community is 71 percent, which makes Sooke primarily a bedroom community of the Greater Victoria area. However, many people interviewed or surveyed indicated there are people who want to work locally but find little to no economic opportunity to do so.

*71% of employed residents commute out of the community*

## 2.4 Demographic trends

The population of Canada has grown from 30 million residents in 2001 to over 35 million in 2016, or approximately 343,000 people per year at an average annual rate of 1.1 percent. Net immigration added an average of 213,000 new residents annually to the national population, while natural increase added an average of 130,000 people. These national level trends have been driven primarily by low and declining fertility rates and increases in economic activity and immigration.

Similar to the demographic trends across the country, British Columbia’s demographic trends point toward slight declines in birth rates, slight increases in life expectancy, growing net interprovincial migration, and increasing net international migration. These trends, along with the aging of BC’s population have resulted in a steady population growth in the province from 3.9

million in 2001 to 4.65 million by 2016, which translates into an annual growth rate of roughly 1.16 percent during 2001 - 2016 (Census 2001 and Census 2016).

In comparison to the regional, provincial and national population growth trends, the population in Sooke significantly increased from 2001 to 2016. The increase in the Capital Regional District's population went from 325,755 to 383,360 at an annual rate of 1.2 percent (Census 2001 and Census 2016). The population in the District of Sooke increased from 8,165 in 2001 to 13,000 in 2016, and at a much higher rate of 3.2 percent as compared to the 1.2 percent for the Region.

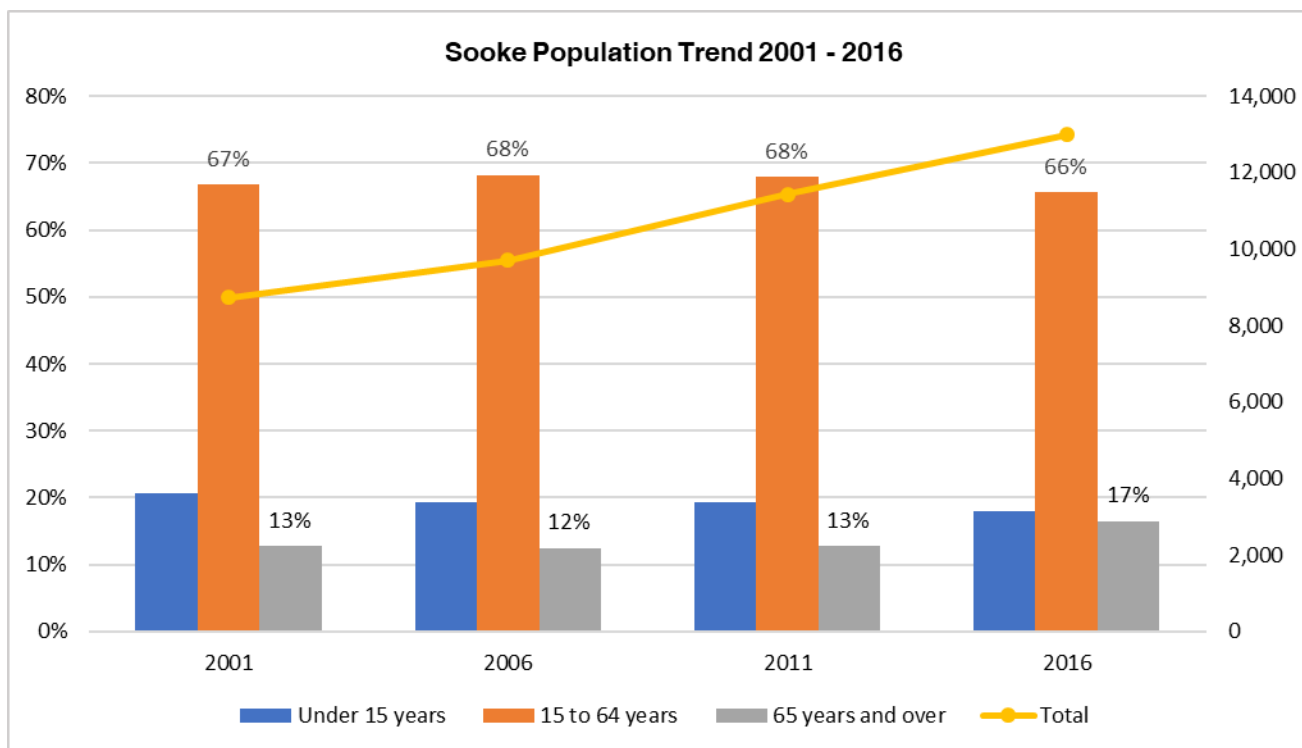


Figure 3 and Table 6 provide the historical population trend for the District of Sooke. It shows that the District's population grew steadily from 2001 to 2016. It is during this period the District has displayed a decrease of the working age population (15-64 age group) as a share of the total population from 68 percent to 66 percent. The age groups under 15 years old have decreased and the population 65 and over increased from 13 percent to 17 percent of the total population.

Based on the above-mentioned historical population growth trends, the community is likely to witness continued steady decline in the share of the working age population while the population under 15 years old also continues to gradually shrink. The aging of the working age population and the declining under 15 years old population during the next few decades will likely result in the continued increase of the population over 65 years old. Further, the declining share of its younger population suggests that fewer younger families are moving to the District. These

demographic trends are expected to have strong implications for the housing needs in the community, which will be examined in the latter part of the study.

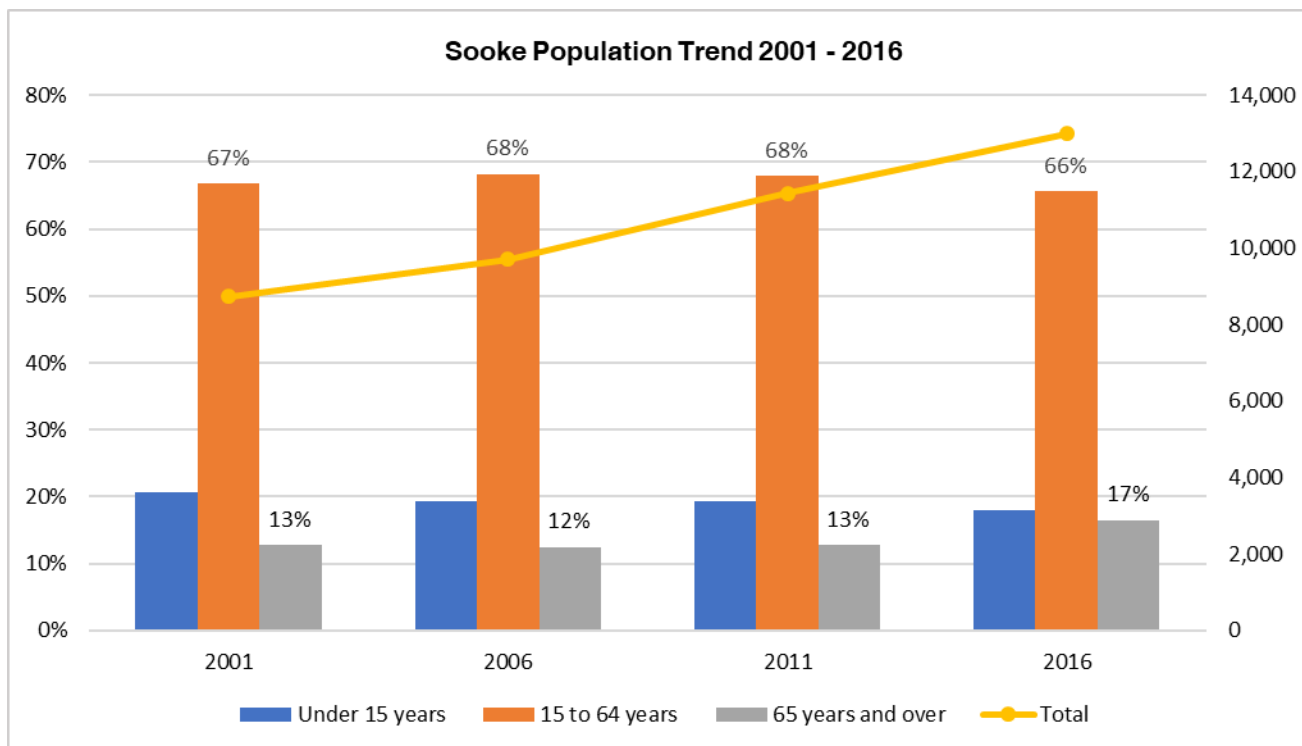


Figure 3: Historical population trends  
Source: Urbanics Consultants Ltd. and Census 2001 – 2016

Population	2001	2006	2011	2016
Under 15 years	1,795 (21%)	1,870 (19%)	2,215 (19%)	2,327 (18%)
15 to 64 years	5,830 (67%)	6,620 (68%)	7,770 (68%)	8,528 (66%)
65 years and over	1,110 (13%)	1,210 (12%)	1,455 (13%)	2,145 (17%)
Total	8,735	9,700	11,440	13,000
Population growth rate				
Period (5 years)		11%	18%	13.6%
Annual		2.2%	3.6%	2.7%

Table 6: Historical population trends  
Source: Urbanics Consultants Ltd. and Census 2001 – 2016

## 2.5 Household Growth

Table 7 provides the historical trends in household sizes during the period 1991 to 2016. The Table shows that 1 person and 2 persons households are steadily growing as the dominant household size in the District; they represent roughly 25 percent and 38 percent of the total households in 2016. At the same time, the share of 4 or more persons households has

experienced declines. Overall, the average household sizes has declined from 2.6 in 2001 to 2.5 in 2016, and Sooke’s average household is still higher than British Columbia (2.4); this trend is likely to continue in the future and perhaps at a slower pace than the Province.

Household Size	2001	2006	2011	2016
1 person	785 (29%)	860 (22%)	1,000 (22%)	1,295 (25%)
2 persons	1,290 (37%)	1,480 (38%)	1,725 (38%)	1,995 (38%)
3 persons	590 (17%)	645 (17%)	765 (17%)	840 (16%)
4 persons or more	795 (23%)	880 (23%)	1,015 (23%)	1,115 (21%)
Total Households	3,460	3,865	4,505	5,245
Total Population	8,735	9,700	11,440	13,000
Average Household Size	2.6	2.5	2.5	2.5

*Overall, the average household size has declined*

Table 7: Trends in Household Size, 2001-2016  
Source: Urbanics Consultants Ltd. and Census 2001 - 2016

Table 8 shows that the community displays a higher share of one-census-family households (70 percent for the District versus 59 percent for the CRD) and a lower share of non-census-family households (i.e., one person living alone or a group of two or more people sharing a private dwelling) compared to the CRD (28 percent for the District versus 39 percent for the CRD). However, there is a much greater proportion of non-census-family households containing one person than when compared to the CRD and BC. Thus, the District is composed mostly of families, most with children (38 percent), a trend that is opposite to the general trend of decreasing household sizes across the Province and country at large; and, yet Sooke also demonstrates a high proportion of one-person households (25 percent) when considering the total share of non-census family households is only 28 percent. These diametric trends in household types can be expected to have a substantial influence on the diverse housing needs of the community.

Private households by household type	Sooke	CRD	BC	Sooke	CRD	BC
One-census-family households	3,680	101,115	1,195,735	70%	59%	64%
Without children	1,685	50,975	527,700	32%	30%	28%
With children	1,990	50,140	668,035	38%	29%	36%
Multiple-census-family households	85	2,575	55,035	2%	2%	3%
Non-census-family households	1,490	66,465	630,620	28%	39%	34%
One-person households	1,295	56,720	541,915	25%	33%	29%
Two-or-more person households	195	9,750	88,705	4%	6%	5%
Total Private households	5,255	170,160	1,881,390			

Table 8: Household Composition (2016 Census)  
Source: Statistics Canada 2016 Census



## 2.6 Household income

This section compares the total annual household income between the District of Sooke, Capital Regional District and British Columbia based on the 2016 Census. The total household income is the sum of the total incomes of all members of that household before income taxes and deductions. It includes income from:

- employment income from wages, salaries, tips, commissions and net income from self-employment;
- income from government sources, such as social assistance, child benefits, employment insurance, old age security pension, pension plan benefits and disability income;
- income from employer and personal pension sources, such as private pensions and payments from annuities and RRIFs;
- income from investment sources, such as dividends and interest on bonds, accounts, GICs and mutual funds; and,
- other regular cash income, such as child support payments received, spousal support payments (alimony) received and scholarships.

Sooke presented a smaller proportion of households with an annual total income of less than \$30,000 in 2015 (Table 9) as compared to the CRD and British Columbia. Roughly 17 percent of the total households in Sooke had an annual total income lower than \$30,000 as compared to 19 percent for the CRD and 19 percent for the Province. The community presented a lower share of households (25 percent) with annual total income in the range of \$30,000 to \$59,999 as compared to 26 percent for the CRD; the municipality has a higher percent than the Province (24%).

The community displayed a higher share of households earning more than \$60,000 per year (58 percent) than compared to the CRD (57 percent) and British Columbia (54 percent). Sooke has higher household incomes than the CRD and the Province, and the CRD's share of different household incomes closely mirrors the Province.

It should be noted that approximately 44 percent of the households in the community earn less than \$60,000 per year. In addition, a significant proportion of these households are likely to be senior households (head of the household is 65 years and over) and retirees, who are more likely to face housing suitability and affordability issues. Therefore, Sooke is likely to display a higher need for more affordable and lower priced housing products aimed at senior households.

*Sooke is likely to display a higher need for more affordable and lower priced housing products aimed at senior households*

It should also be noted that a significant proportion of senior households and retirees might have sizeable net-wealth but have incomes lower than \$60,000. These households are likely to require market-rate housing as opposed to affordable housing. However, the net-wealth data is not available therefore this study does not speculate on the net-wealth characteristics of low-income seniors.

# HOUSING NEEDS REPORT

Household income (2015)	Sooke		CRD		BC	
	#	%	#	%	#	%
Under \$5,000	75	1%	3455	2%	43,415	2%
\$5,000 to \$9,999	70	1%	2210	1%	27,140	1%
\$10,000 to \$14,999	130	2%	5135	3%	55,745	3%
\$15,000 to \$19,999	190	4%	6730	4%	77,565	4%
\$20,000 to \$29,999	425	8%	13400	8%	151,065	8%
\$30,000 to \$39,999	460	9%	14200	9%	156,475	8%
\$40,000 to \$49,999	440	8%	14430	9%	155,170	8%
\$50,000 to \$59,999	395	8%	13590	8%	143,475	8%
\$60,000 to \$79,999	735	14%	23705	15%	255,195	14%
\$80,000 to \$99,999	700	13%	19705	12%	210,770	11%
\$100,000 to \$124,999	665	13%	18110	11%	198,140	11%
\$125,000 to \$149,999	430	8%	12490	8%	138,420	7%
\$150,000 and over	530	10%	13120	8%	271,290	14%
	5,245	100%	160,280	100%	1,883,865	100%
Under \$30,000	890	17%	30,930	19%	354,930	19%
\$30,000 to \$59,999	1,295	25%	42,220	26%	455,120	24%
\$60,000 to \$99,999	1,435	27%	43,410	27%	465,965	25%
\$100,000 and over	1,625	31%	43,720	27%	607,850	32%

Table 9: Income Distribution - 2015  
Source: Statistics Canada 2016 Census

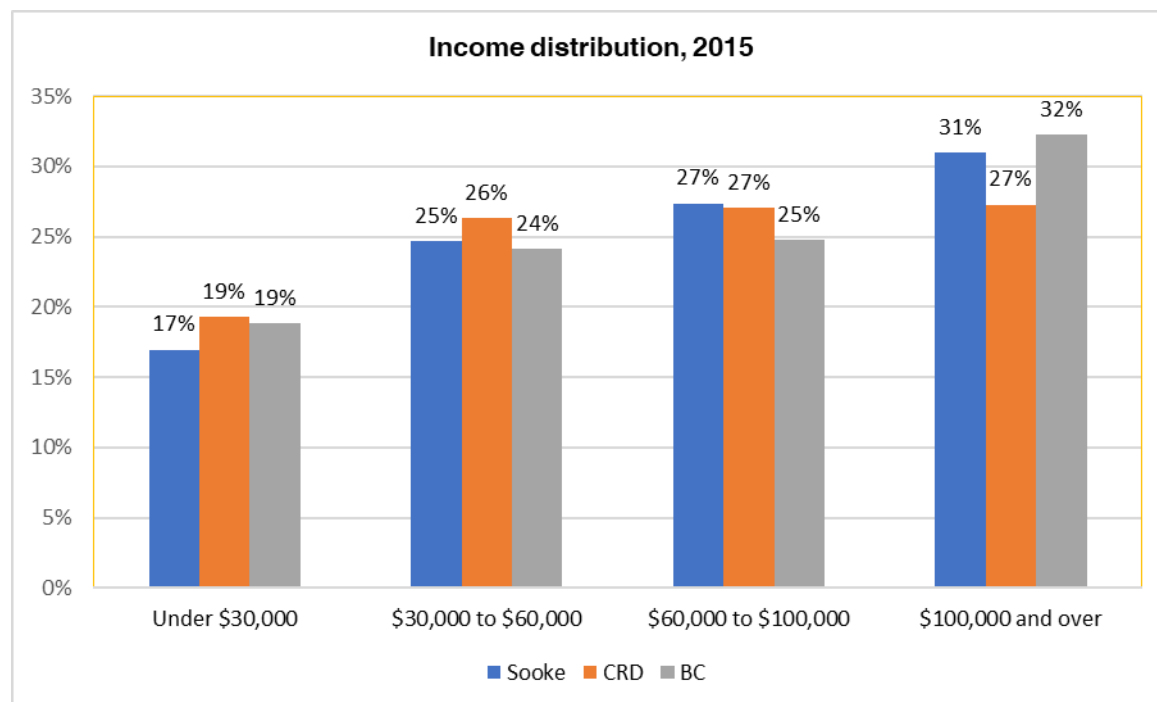


Figure 4: Income Distribution – Sooke, CRD and British Columbia (2015)  
Source: Statistics Canada 2016 Census

In addition to the distribution of household income, the distribution of median income of economic families and households was examined for the year 2015. The median income is a useful statistic to examine and compare incomes of economic families and households as it provides the middle point in income distribution of each economic family and household group.

Figure 5 provides the graphic representation of the comparative assessment of median incomes for Sooke in comparison to the CRD and British Columbia. It is evident from the graph that the community had a lower median income for economic families compared to the CRD and BC, but significantly lower household incomes compared to both the CRD and British Columbia.

The data illustrates that the:

- Couple-only families in Sooke had a median income of \$77,605 in 2015 compared to \$86,885 for the CRD and \$80,788 for British Columbia;
- Couple-with-children families in the District had a median income of \$107,520 in 2015 compared to \$107,776 for the CRD and \$111,736 for British Columbia;
- Lone-parent families in the Sooke had a median income of \$46,016 in 2015 compared to \$54,039 for the CRD and \$51,056 for British Columbia;
- Overall median family income in the community was \$85,811 in 2015 compared to \$92,455 for the CRD and \$88,451 for British Columbia;
- 1-person households in the community had a median income of only \$32,469 compared to \$37,429 for the CRD and \$35,701 for British Columbia;
- 2 or more persons households in the community had a median income of \$86,763 compared to \$91,630 for the CRD and \$88,466 for British Columbia;
- Overall median household income in the District was \$71,296 in 2015 as compared to \$69,995 both for the CRD and for British Columbia.

Table 10 provides the median income of economic families and households in the community as a share of the overall Provincial median income for each of the categories. The Table shows that the overall median family income in the District is 97 percent of the Provincial median family income. In addition, the community's median income is:

- 96 percent of the Provincial median income for couple-only families;
- 96 percent of the Provincial median income for couple-with-children families; and,
- 90 percent of the Provincial median income for lone-parent families.

*Many households are earning higher incomes than the CRD and the Province and can be expected to display a heightened demand for market-rate housing products*

The table also suggests that the overall median household income in the District is 102 percent of the Provincial median household income. The median income of economic families in the District is slightly higher than the CRD and significantly higher than the Province. Thus, a large proportion of households in the District is earning higher incomes than the CRD and the Province and can be expected to display a heightened demand for market-rate housing products.

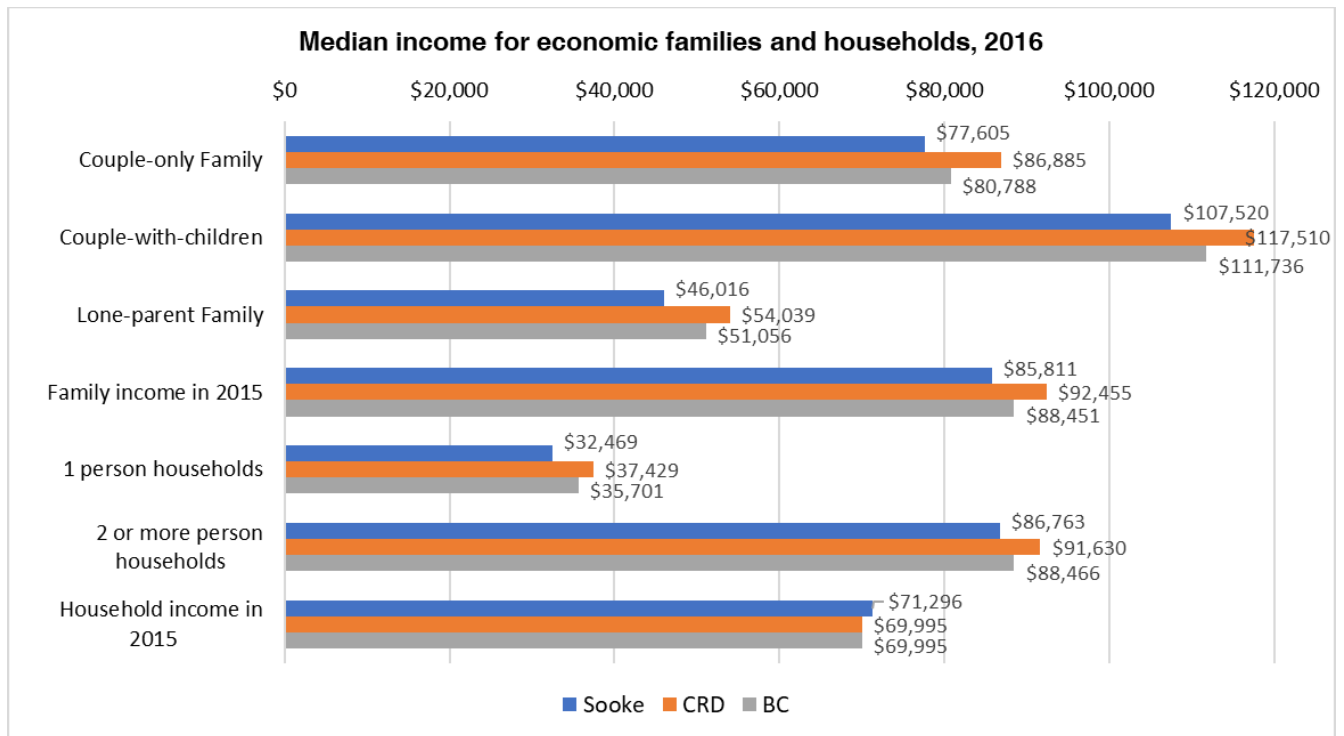


Figure 5: Median Household Income Levels for Selected Household Structures  
Source: Statistics Canada 2016 Census

	Median income in 2015			Comparison to BC (%)	
	Sooke	CRD	BC	Sooke	CRD
<b>Economic families</b>					
Couple-only Family	\$ 77,605	\$ 86,885	\$ 80,788	96%	108%
Couple-with-children	\$ 107,520	\$ 117,510	\$ 111,736	96%	105%
Lone-parent Family	\$ 46,016	\$ 54,039	\$ 51,056	90%	106%
Family income in 2015	\$ 85,811	\$ 92,455	\$ 88,451	97%	105%
1 person households	\$ 32,469	\$ 37,429	\$ 35,701	91%	105%
2 or more person households	\$ 86,763	\$ 91,630	\$ 88,466	98%	104%
Household income in 2015	\$ 71,296	\$ 69,995	\$ 69,995	102%	100%

Table 10: Median Household Income Levels for Selected Household Structures  
Source: Statistics Canada 2016 Census

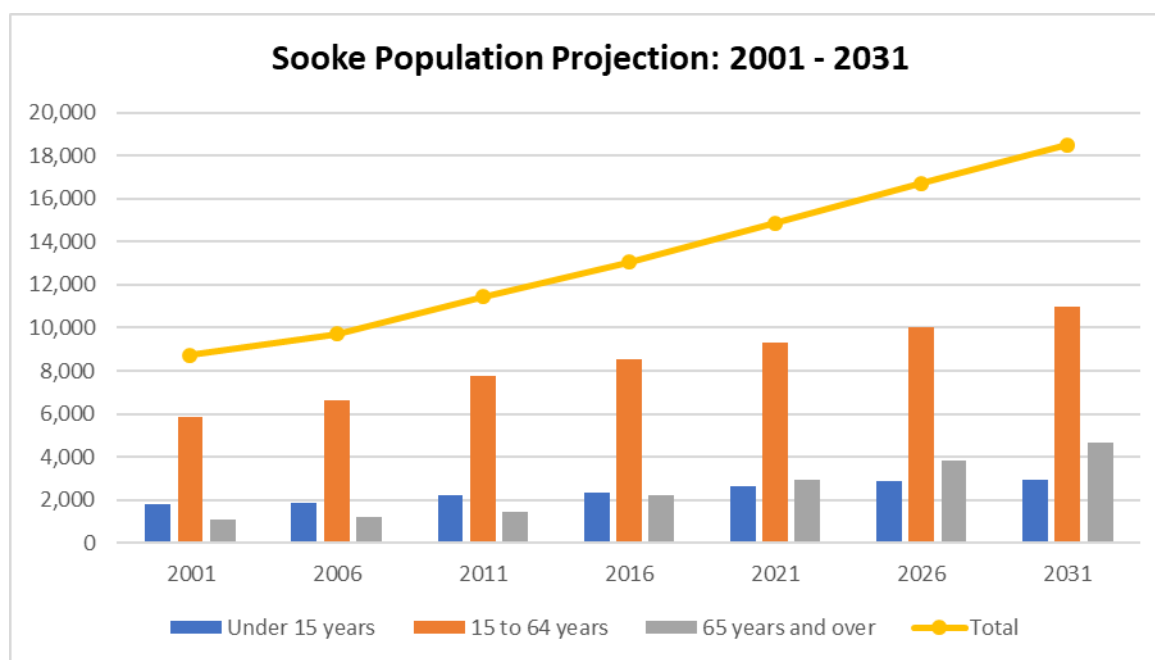
## 2.7 Population projections

Similar to the demographic trends across the country, the Province of British Columbia is expected to experience slight decline in birth rates and slight increases in life expectancy, net inter-provincial migration, and net international migration. These trends, along with the aging of British Columbia's population have resulted in a steady population growth in the province from 3.9 million in 2001 to 4.65 million by 2016, which translates into an annual growth rate of roughly 1.16 percent during 2001 - 2016 (Census 2001 and Census 2016).

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While net migration inflows into British Columbia, over the projection, may continue to tip the province's overall sex ratio in favour of males, the aging of the large baby boom cohort into senior ages, and higher female life expectancies, may pull the sex ratio in favour of females. These two opposing forces can be expected to keep the sex ratio fairly stable over the projection at 98.4 males per 100 females.

According to BC Stats, the population of the Capital Regional District in 2018 was 413,406 and its projected population for 2031 is 469,806; this translates to an annual population growth rate of 0.9 percent. The population projections in this report used the Census 2016 population counts for the base year (2016) and the age cohort and gender-based population growth rates the Sooke School District for the period 2001 - 2031 (P.E.O.P.L.E 2018, BC Stats, August 2019) to project the population for the District of Sooke. These population projections are expected to incorporate all the components of population growth in the region such as fertility and mortality as well as economic migration generated by economic growth and decline.



Population	2001	2006	2011	2016	2021	2026	2031
Under 15 years	1,795 (21%)	1,870 (19%)	2,215 (19%)	2,325 (18%)	2,649 (18%)	2,855 (17%)	2,928 (16%)
15 to 64 years	5,830 (67%)	6,620 (68%)	7,770 (68%)	8,525 (65%)	9,300 (62%)	10,053 (60%)	10,954 (59%)
65 years and over	1,110 (13%)	1,210 (12%)	1,455 (13%)	2,210 (17%)	2,937 (20%)	3,824 (23%)	4,639 (25%)
<b>Total</b>	<b>8,735</b>	<b>9,700</b>	<b>11,440</b>	<b>13,060</b>	<b>14,886</b>	<b>16,732</b>	<b>18,521</b>

However, since Sooke is a relatively small population centre, it would be prudent to revisit these projections every five years per the legislation. Furthermore, for the purpose of this report, only

## HOUSING NEEDS REPORT

the population projections for the 2019 to 2031 period are presented below and used in the remainder of the report. The projections suggest that:

- The population of the District will grow from 13,060 in 2016 to 18,521 in 2031, at an annual growth rate of 2.3 percent;
  - The share of population under 15 years of age would decline (18 percent to 16 percent) during the projection period;
  - The share of population aged 15 years to 64 years would decline from 62 percent in 2016 to 59 percent in 2031; and,
  - The share of population aged 65 years and over would increase from 20 percent in 2016 to 25 percent in 2031.
  
- Overall the District is expected to add a total of 5,461 people or roughly 364 people every year during 2016 - 2031. The population in the age group:
  - 65 years and over will experience the only net increase of 2,429 people during the period;
  - 15 to 64 years will experience a net increase of 2,429 people during the period; and
  - Under 15 years will experience a net increase of 603 people during the period.

Thus, the largest share of population increase during 2016 - 2031 is expected to be primarily in the population aged 65 years and over.

### 3 Housing supply

This section examines the housing supply in the District of Sooke. The analysis primarily focuses on the occupied private dwellings in the community as it provides a more accurate measure of the housing needs of the community; i.e. housing stock which is occupied by permanent residents and does not include vacant dwellings or dwellings occupied by temporary residents.

Table 11 shows the slight decrease in the number and share of vacant dwellings or dwellings occupied by temporary residents from 10 percent of the total occupied dwellings in 2011 to 6 percent of the total dwellings in 2016. These numbers are a representation of a decline in vacant homes of households that have moved away from the community or a decrease in vacation homes in the community.

Sooke	2011	2016
Total private dwellings	4,986	5,599
Private dwellings occupied by usual residents	4,505	5,253
Vacant dwellings or dwellings occupied by temporary residents (as a % of total private dwellings)	481 (10%)	346 (6%)

*The District has a slight decrease among vacant dwellings as a share of the total dwelling types from 2011 to 2016*

Table 11: Total private dwellings versus private dwellings occupied by usual residents  
Source: Urbanics Consultants and Census 2011 and 2016 (rounded)

#### 3.1 Housing stock trends

The growth in the number of occupied private dwellings in Sooke has followed the population growth cycles between 2001 to 2016. The District had 3,585 occupied dwelling units in 2001, which increased to 5,205 units by 2016 (annual rate of 2.5 percent).

During the same period, the number of occupied-dwelling units in Capital Region District grew from 151,461 in 2001 to 183,562 in 2016 (annual rate of 1.28 percent) and the Province of British Columbia grew from about 1.64 million in 2001 to 1.53 million in 2016 (at an annual rate of 1.3 percent). Overall, the District had 1,620 more occupied private dwelling units in 2016 as compared to 2001, which represents an increase of 2.5 percent per year during 2001- 2016.

*There is a significant dominance of single-family dwelling units in the community's housing stock*

Thus, the number of occupied private dwellings in Sooke increased steadily but at a rate that is less than expected for its population growth during 2001-2016. The growth in housing stock can be further disaggregated into changes in occupied dwelling units by type:



**Single-family dwellings:** The share of single-family units has decreased from 79 percent in 2001 to 66 percent of the total occupied housing stock in 2016. The District added a total of 600 units at the rate of over 40 units per year during 2001 - 2016.

**Semi-detached, row house and duplex:** The share of semi-detached has decreased from 8 percent to 7 percent while row house and duplex houses have increased since 2001. The share of row houses increased modestly from 2 percent to 5 percent and duplexes made more gains from 3 percent to 9 percent during 2001 - 2016.

**Apartments, 5 or more storeys:** There were no apartment buildings with 5 or more storeys in the District until 2016, from 0 to 5 units.

**Apartments, less than 5 storeys:** The share of apartments, less than 5 storeys, has decreased from 7 to 5 percent between 2001 to 2016. The number of units have remained the same between 2001 to 2016

**Movable dwellings:** The share of movable dwellings has decreased from 1 percent in 2001 to 7 percent in 2016.

The historical trend related to the preference for single-family dwellings is expected to continue over the projection period. However, the community will be well-served by encouraging the continued growth of the number of apartment buildings with less than 5 storeys, which can be an affordable product type in any community. Additionally, where contextually appropriate, apartment buildings with more than 5 storeys could serve the District's growing population well as the demand for housing will likely require more density in certain areas of the community.



Example of ground-level townhomes

Interviews with real estate professionals and homebuilders indicate a growing interest from clients in ground-level townhomes or half-duplexes. More affordable units are being sought in Sooke, but these professionals reported losing customers due to a shortage of this in-demand housing stock.

*“If there were ground-level, patio non-strata townhomes between 1,200 to 1,800 square feet, they’d sell like hotcakes.”*

*-Local Sooke Real Estate Agent*

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<b>Sooke Housing Stock</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>
Single-detached house	2,840 (79%)	2,880 (73%)	3,195 (71%)	3,440 (66%)
Semi-detached house	270 (8%)	275 (7%)	315 (7%)	375 (7%)
Row house	80 (2%)	80 (2%)	145 (3%)	275 (5%)
Apartment, detached duplex	90 (3%)	260 (7%)	285 (6%)	490 (9%)
Apartment building, five or more storeys	0 (0%)	0 (0%)	0 (0%)	5 (0%)
Apartment building, less than five storeys	260 (7%)	280 (7%)	315 (7%)	260 (5%)
Other single attached house	10 (0%)	10 (0%)	15 (0%)	10 (0%)
Other dwellings	N/A	90 (2%)	N/A	N/A
Movable dwelling	35 (1%)	80 (2%)	240 (5%)	350 (7%)
<b>Total housing stock</b>	<b>3,585</b>	<b>3,955</b>	<b>4,510</b>	<b>5,205</b>

Table 12: Number of Occupied Dwellings by Type - 2001-2016

Sources: Urbanics Consultants Ltd. and Statistics Canada - Census 2001 – 2016

<b>Number of bedrooms</b>	<b>2011</b>	<b>2016</b>
0 bedrooms (bachelor)	325 (7%)	30 (1%)
1 bedroom		395 (8%)
2 bedrooms	1,180 (26%)	1,285 (24%)
3 bedrooms	1,910 (42%)	2,250 (43%)
4 bedrooms or more	1,090 (24%)	1,290 (25%)
<b>Total</b>	<b>4,505</b>	<b>5,250</b>

Table 13: Number of Bedrooms - 2011-2016

Sources: Urbanics Consultants Ltd. and Statistics Canada - Census 2011 – 2016

Note: 2011 combined data for 0 and 1 bedrooms; other Census years not available.

According to CMHC, the following statistics exist for the District of Sooke:

Dwellings Under Construction (as of the first quarter of 2019):

- Single-detached family: 59
- Semi-detached: 24
- Rowhouse: 28
- Apartment: 68

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Housing starts: 13 during the first quarter of 2019.

Housing completions: 55 during the first quarter of 2019.

Total absorptions: 8 during June 2019.

Number of private apartment units (as of 10/2018):

- bachelor: 4
- 1 bedroom: 29
- 2 bedroom: 13
- 3 or more bedrooms: 46

Private apartment average rents:

- bachelor: N/A
- 1 bedroom: \$738
- 2 bedroom: N/A

Private apartment estimate of percentage change of average rent:

- bachelor: N/A
- 1 bedroom: 3.6 percent
- 2 bedroom: N/A

Private apartment vacancy rates: 4.7 percent

### 3.2 Housing permits

The population and household growth trends suggest that there would be moderate to high development activity in the District. The CMHC Starts and data from the District of Sooke for the period 2006 to 2018 also suggests similar trends for the community.

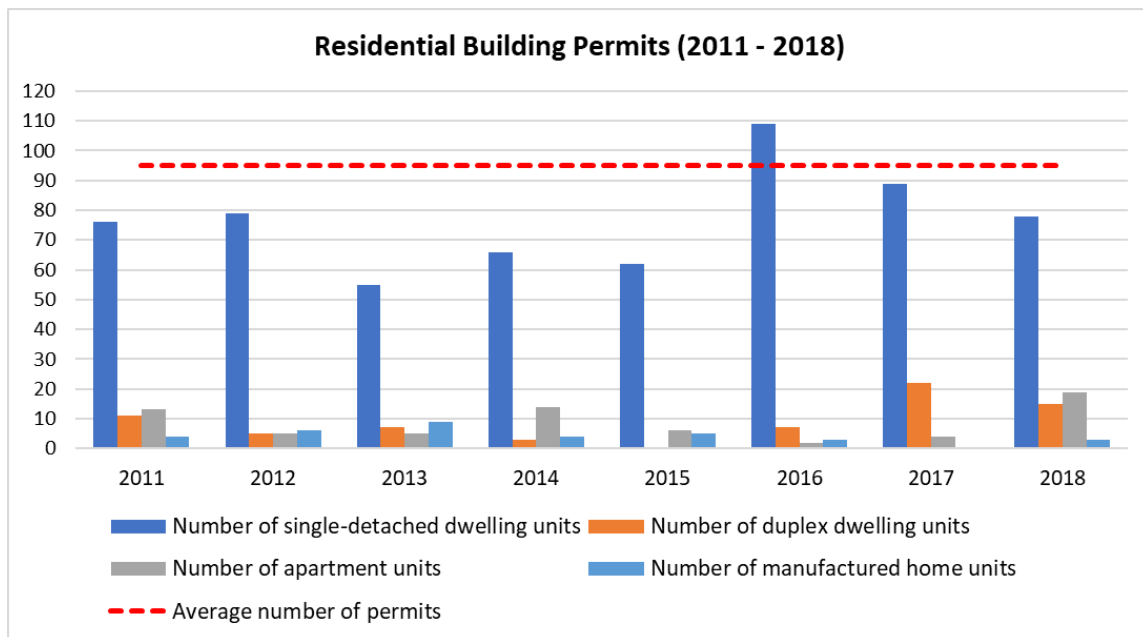


Figure 6: Housing permits – District of Sooke, 2011-2018  
Source: Urbanics Consultants Ltd. and District of Sooke

*Duplex, apartment, and manufactured units would be most applicable for affordable housing*

Figure 6 suggests that on an average, 95 units per year have been added during the period 2011-2018. This includes 77 single-family, 9 duplex/triplex/fourplex units and 9 apartment units per year during 2011 - 2018. It is evident that much of the development activity since 2011 has fluctuated and has since returned to a number slightly above 2011 numbers. New permits continue to focus on single-detached dwellings. During 2011 - 2018 roughly 786 permits were approved of which 614 were for single family units, 70 for duplex/ triplex/ fourplex dwelling units and 68

were for apartment units. This is not in line to the market demand for affordable housing, where duplex, apartment, and manufactured units would be most applicable. Moreover, the District is expected to display an elevated demand for more affordable ground-oriented housing types due to an aging population within the study period (2016 – 2031).

### 3.3 Housing tenure

The District Municipality of Sooke had a homeownership rate of 78 percent in 2016. It had 5,255 occupied housing units in 2016 (Census data) out of which 4,105 were owner-occupied and 1,150 were renter-occupied. The District’s homeownership rate has been relatively constant with some fluctuation since at least 2001, when a rate of 79 percent was recorded; the 2006 and 2011 Censuses then recorded a rate of 81 percent.

Table 14 on the next page provides the homeownership rate for Sooke and compares it to the Capital Regional District and British Columbia during the years 2001 to 2016. The District features a substantially higher homeownership rate than both the Capital Regional District and the Province in all recorded years, although BC is steadily closing the gap (having recorded a homeownership rate of 66 percent in 2001, to 72 percent in 2016). This is likely driven by the differences in the property values and household incomes across these geographical areas.

Tenure	2001	2006	2011	2016
<b>Sooke</b>				
Owned	2,730	3,140	3,675	4,105
Rented	730	715	835	1,150
Band housing	0	0	0	0
Total occupied dwellings	3,460	3,855	4,510	5,255
Ownership rate	79%	81%	81%	78%
<b>Capital Regional District</b>				
Owned	90,785	99,985	106,035	107,780
Rented	51,295	52,730	54,470	62,265
Band housing	60	185	130	115
Total occupied dwellings	142,140	152,900	160,635	170,160
Ownership rate	64%	65%	66%	63%
<b>BC</b>				
Owned	1,017,485	1,145,050	1,234,710	1,279,020
Rented	512,360	493,995	524,995	599,360
Band housing	4,485	4,100	4,920	3,590
Total occupied dwellings	1,534,330	1,643,145	1,764,625	1,881,970
Ownership rate	66%	70%	70%	72%

Table 14: Housing Tenure 2001-2016, Sooke (District Municipality)

Source: Urbanics Consultants, Census

Figure 7 on the next page provides a graphical representation of the household tenure by the age of household maintainer in 2016 for the District of Sooke. The figure illustrates a strong pattern of increasing rates of homeownership with age: the 25 to 35 years cohort has an ownership rate of 57 percent, increasing to 82 percent for the 45 to 54 cohort and remaining above that level for all older cohorts. Households 75 years and over have the highest ownership rate, at 88 percent.

In contrast households with primary maintainers under the age of 25 years are primarily renters (78 percent), which declines to 14 percent or 16 percent for all cohorts 55 years of age and above.

Further, with the increase in the senior population the District is likely to display a demand for both accessible owner-occupied as well as rental units. In addition, there will be added demand for rental units from young individuals and families that locate to the District during the study 2016-2031 period of the assessment.

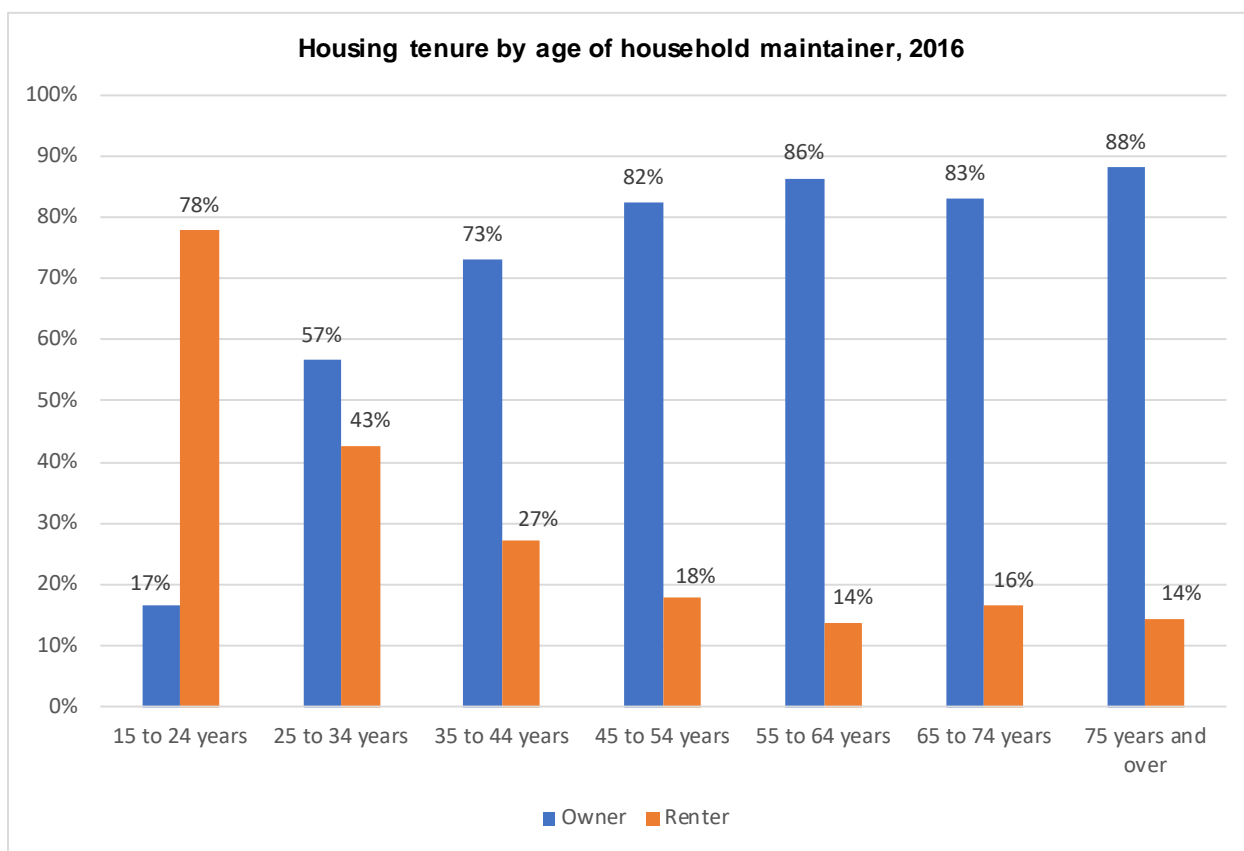


Figure 7: Housing tenure by age of household maintainer, 2016  
 Source: Urbanics Consultants and 2016 Census

### 3.4 Non-market housing

BC Housing periodically reviews and updates the types of non-market housing terms. The following terms are based on BC Housing terminology. Typical inventory of the non-market housing in a community includes:

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- **Shelter:** These include year-round shelters and emergency weather response shelters. Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements with varying levels of support to individuals.
- **Transition houses:** Temporary housing for women and children fleeing violence. Transition houses provide housing, food, crisis intervention and referrals. All provincially funded transition houses have around-the-clock staff coverage. Typically, stays do not exceed 30 days.
- **Safe homes:** Provides temporary shelter and services (often for women and their children) who are facing housing crisis issues or fleeing domestic violence. This may include private homes, hotel units or rental apartments. Stays do not usually exceed five days. In addition to food and shelter, it also provides support services such as advocacy, information and referral, counselling, and transportation to appointments.
- **Second-stage Housing:** Provides housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Typically, stays last up to 18 months.
- **Transitional housing:** Includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency. This type of housing provided for a minimum of 30 days that can last up to two or three years.
- **Below-market rental:** Below-market rental housing is housing with rents equal to, or lower than, average rates in private-market rental housing.
- **Co-operative housing:** Co-operative housing is a type of development where the residents have a share in the corporation (co-operative) that owns/manages the development.
- **Supportive Housing:** Provides ongoing assistance so residents can live independently. It's available for people who are homeless or at risk-of-homelessness and who may have barriers to housing such as mental illness or substance use. It can be housing for seniors and others who require services such as meals, housekeeping, 24-hour response system and social and recreational activities. It does not include personal assistance services such as bathing, dressing, or medication assistance.
- **Seniors housing:** Affordable housing geared toward individuals aged 55 or older or a couple where at least one person is age 55 or older. Seniors live independently and typically live in self-contained apartments that provide accessible, barrier-free design features.
- **Assisted Living:** Housing that includes hospitality services (e.g. meals, housekeeping, social and recreational activities) and one or two personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as prescribed services). This housing is subject to registration by the Assisted Living Registrar and includes self-contained apartments for seniors or people with disabilities who need some support services to continue living independently, but do not need 24-hour facility care; or housing in which residents receive services related to mental health and substance use issues.

The District has a limited supply of non-market housing compared to what may be appropriate for its population. It includes:

- **Capital Region Housing Corporation:** The CRHC is a non-profit corporation owned by the Capital Regional District. It is the largest social housing provider in the capital region

and offers housing for low- and moderate-income families, low-income seniors and people living on government disability pensions. In Sooke, the CRHC has no complete units and is in the process of designing two separate housing complexes. One complex located on 2075 Drennen Street will contain 170 units: 35 shelter rate studio or 1-bedroom units for \$375; 52 affordable rental units (26 1-bedroom and 26 2-bedroom); and 83 near-market rental units (45 2-bedroom and 38 3-bedroom). The second project on 2170 Charters Road will contain 75 units: 15 very low-income studios (\$375); 23 affordable rental units (20 1-bedroom and 3 2-bedroom); and 27 near-market rental units (24 2-bedroom and 13 3-bedroom). The units are hoped to be started between summer 2020 and end of 2021.

- **Frances Gardens Housing Co-op (co-operative housing):** The co-op has 36 units and it requires that family gross income must be more than \$3,500 per month (tax credits and CCTB not included). Rates for 3-bedroom in a duplex are currently at \$1,045 per month and the share purchase is \$2,500.
- **Harbourside Cohousing (co-operative seniors housing):** Located in downtown Sooke, Harbourside is a co-operative-owned development that followed the cohousing model. It is the first senior cohousing development in Canada. Units are about 75 percent 1-bedroom units and the rest are 2-bedroom units. The common areas are designed to facilitate social interaction and provide additional amenities to the residents in the typically 800 square foot units. There are 33 units and the waitlist exceeds 350 households, denoting the popularity of and demand for the cohousing model for seniors and the lack of supply for such options. A new 35-unit cohousing development, West Wind Harbour, is being developed a few blocks from Harbourside and east of the Town Centre, a property that the District of Sooke has purchased for development.
  - West Wind Harbour is the second senior cohousing development. It is a 35-unit development a few blocks from Harbourside. Through the consultant's interviews, it is worth noting that reduced or free land is crucial to the affordability of these cohousing developments. Rental options may exist in these developments if private owners decide to rent their unit until they are ready to move in.
- **Knox Vision Society (below-market rental):** The Society is a non-profit providing housing for low- to middle-income residents in Knox Centre. The restrictions on other housing partly funded by BC Housing applies to the Knox Centre, such as income thresholds and the number of individuals that are allowed per unit. The Centre has 42 1, 2, and 3-bedroom units. Rates are respectively \$875, \$1100 and \$1300 respectively (hydro and parking are separate expenses). The waitlist has 20 individuals waiting for the 1-bedroom units, 5 for the 2-bedrooms, and 3 for the 3-bedroom units. The Centre contains two commercial retail units, one on the second floor (separately accessible to church), and a unit suitable for a café (although this unit may not be rented out as a café). There are currently 3 proposals being evaluated and the Centre hopes to choose the two winning proposals by the end of November 2019.
- **M'akola Housing Society (below-market rental):** The Society is the largest Indigenous affordable housing provider in British Columbia, serving more than 5,000 family members. The majority of their housing is located off-reserve in urban centres and the Society has recently expanded into rural areas and on-reserve through partnerships with



First Nations. M'akola manages more than 1,600 homes serving both Indigenous and non-Indigenous people. The Hope Centre located in Sooke is a result of M'akola's partnership with St Vincent de Paul Housing Society, BC Housing, District of Sooke, CRD, federal government and CMHC. The Hope Centre manages 25 units and serves Indigenous and non-Indigenous singles and couples, including at-risk youth. There are seven 1 bedroom units with an average rental cost of \$730 and 18 bachelor units with an average rental cost of \$535. There are currently no vacancies and the Society has a waitlist of about 17 people interested in the 'rent on the door' amounts of \$375. When units become available the Society will advertise them online and usually receive an overwhelming response of people expressing interest. Four commercial rental units are on site.

- **Sooke Elderly Citizens' Housing Society (Ayre Manor) (seniors housing, assisted living, complex care, hospice care):** The Society provides a range of high-quality seniors' housing and care options on the Ayre Manor property in partnership with Island Health and BC Housing, primarily to allow low-to-moderate-income residents to age in place. The units, rates and waitlist are as follows:

  - 18 Independent Living units, between \$425 and \$650 for bachelor and 1-bedroom units with 58 on the waitlist;
  - 25 Assisted Living, \$3040 for private pay clients (5 private pay units) with zero on the waitlist (interviews indicate this is uncommon and these units will be filled soon);
  - 31 Complex Care units, \$7400 (1 private pay unit); and,
  - 2 Hospice Care units, \$7400 (\$37.10 per diem fee that may be waived for reasons of financial hardship).
- **Sooke Place (below-market rental housing):** This non-profit society has been operating since 1989 to provide below-market rate rental housing to Sooke residents. Sooke Place currently manages 15 duplexes with 30 units, evenly split between 2-bedroom, 3-bedroom and 4-bedroom units with 10 units for each bedroom type. Three of then ten 2-bedroom units are wheelchair accessible. Sooke Place primarily serves families and also individuals with disabilities and can accommodate individuals with live-in caregivers. The income threshold for Sooke Place is the standard across all BC Housing-funded housing providers. The waitlist includes 42 individuals for 2-bedroom units, 28 for 3-bedroom, and 17 for 4-bedroom units. Every three months the Society requests that applicants resubmit their application to retain an active pool of those seeking housing. The market rates are \$1960 for 2-bedroom, \$2060 for 3-bedroom, and \$2160 for 4-bedroom units; wheelchair accessible units (2-bedroom) are \$2060. According to the representative for Sooke Place, the vacancy rate is zero and there have been no vacancies within the last two years. This trend of little to no vacancy began around 2014 and vacancies have since maintained a near zero rate as opposed to the 3 percent of pre-2014. The number of bedrooms available for each household is standardized by BC Housing and there are both households who have too many bedrooms and too few. For example, the children have moved out and additional bedrooms are no longer required but there are also households with couch-surfing friends or relatives.

- **Sooke Shelter Society (homeless services, potential shelter housing):** Founded in only 2017, the Sooke Shelter Society is currently providing services to those experiencing homelessness in the community. Sooke Shelter Society has connected with over 60 homeless individuals in 2019.
  - The Sooke Homelessness Coalition is still seeking space for a seasonal shelter. Our Place Society may operate the shelter once the space is found. In the interim, the Extreme Weather Response Shelter will operate at the CRD Building located on 3-7450 Butler Road from November 1, 2019 through March 31, 2020.
- **Sooke Transition House Society (safe or transition housing):** The Society provides emergency shelter for women and their children who are in crisis resulting from family violence. The Society provides programming, counselling, education, prevention, and advocacy. There is estimated to be a capacity of 6 women and/or children.

Thus, the District currently has about 268 non-market housing units (roughly 5 percent of the total occupied housing). As will be discussed in greater detail later in this report, affordable units are limited. Based on data and interviews/surveys with stakeholders, it is of particular concern that there are limited affordable units that are appropriate for one-person households, lone-parent households, and seniors that want to age-in-place. The expected increase in the share of the population aged 65 years and over in Sooke will likely increase the need for more seniors housing as well as Assisted Living.

*It is difficult to procure a workforce when housing costs keep existing employees insecure and potential employees unable to live in Sooke*

Interviews with non-market housing providers indicate there is a significant need for more below-market and affordable rental housing. Anecdotal evidence suggests that the demand for affordable housing for middle income households has not been higher within roughly the last 30 years. A trend in skyrocketing rents began in about 2014 according to an interviewed nonmarket rental housing operator. Although applicants are often paying over 40 to 50 percent of their income towards rent, many still do not meet the income thresholds set by BC Housing and must remain in market housing. Furthermore, stakeholders and business owners remarked in interviews how it is difficult to procure a workforce when housing costs keep existing employees insecure and

potential employees unable to live in Sooke.

Interviews with those associated with cohousing revealed ways for the District to better support affordable cohousing developments: reduce land costs as much as possible as well as development cost charges and streamline application processes. Cohousing may be an opportunity for Sooke to continue to be an innovator and incubator for cohousing projects given its unique position as the center of the first senior cohousing in Canada. Other benefits to cohousing include savings in health care costs as cohousing can enable individuals to age in place for longer periods of time, and studies show cohousing lifestyles typically enable the most sustainable practices that reduce carbon emission and conserve natural resources.

*Cohousing may be an opportunity for Sooke to continue to be an innovator and incubator for cohousing projects given its unique position as the center of the first senior cohousing in Canada*

Canadian Senior Cohousing is a non-profit promoting cohousing for those over 55 years old, typically for those who are still independent. They do not provide housing themselves, and according to their vision, the Society:

- Creates public awareness and knowledge of senior cohousing in Canada
- Promotes seniors cohousing at all levels of government
- Educates and train interested seniors in the skills necessary for development and management of senior cohousing and co-caring
- Encourages and facilitate communication amongst senior cohousing groups
- Engages with other agencies and institutions to further the aims of the society
- Facilitates development and management of sustainable senior cohousing communities
- Provides similar and related services as determined by the membership.
- Offers workshops and outreach to communities across Canada to promote cohousing

According to BC government data statistics, as of March 31, 2019 Sooke had a total of 261 of units under BC Housing administration by local government and service allocation groups. This includes:

- Emergency Shelter and Housing for the Homeless
  - Homeless housed - 25
  - Homeless Rent Supplements - 0
  - Homeless Shelters - 0
- Transitional Supported and Assisted Living
  - Frail Seniors - 25
  - Special Needs - 8
  - Women and Children Fleeing Violence - 6
- Independent Social Housing
  - Low Income Families - 72
  - Low Income Seniors - 10
- Rent Assistance in Private Market
  - Rent Assist Families - 40
  - Rent Assist Seniors - 75

### 3.5 Housing suitability and adequacy

"Housing suitability refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms as calculated using the NOS. (Census 2016)"

Most of the houses, roughly 97 percent of the total houses, in the District of Sooke had appropriate number of bedrooms for the size and make-up of resident households in 2016. About 3 percent of the occupied dwellings were not suitable for households (Table 15, next page). This is similar to housing suitability in the CRD and less than the Province of British Columbia.

Occupied private dwelling characteristics	Sooke	CRD	BC
<b>Number of private households by housing suitability</b>			
Suitable	5,115 (97%)	164,105 (96%)	1,781,905 (95%)
Not suitable	135 (3%)	6,055 (4%)	100,060 (5%)
<b>Occupied of private households by condition of dwelling</b>			
Only regular maintenance or minor repairs needed	4,920 (94%)	160,960 (95%)	1,763,105 (94%)
Major repairs needed	330 (6%)	9,200 (5%)	118,970 (6%)

Table 15: Housing suitability

Source: Urbanics Consultants Ltd. and Census 2016

The condition of dwelling (2016 Census) includes the following categories:

- The "regular maintenance needed" category includes only regular maintenance such as painting or furnace cleaning is required.
- The "minor repairs needed" category includes repairs such as dwellings with missing or loose floor tiles, bricks or shingles or defective steps, railing or siding.
- The "major repairs needed" category includes repairs such as dwellings with defective plumbing or electrical wiring, and dwellings needing structural repairs to walls, floors or ceilings.

Table 15 suggests that roughly 94 percent of the housing stock only needs regular maintenance or minor repairs, while roughly 6 percent of the housing stock in the District needs major repairs. This is slightly lower than the CRD (5%) and the same as the Province (6%). Although the District and the CRD would benefit from policies that support major repairs to its housing stock, it does not appear to be a major priority. In addressing the quality of the housing stock, rental units are more likely to require major repairs as compared to single-family units as these households have secure tenure and are often wealthier and have a greater incentive to maintain the value of their homes.

Occupied private dwelling characteristics	Sooke	CRD	BC
1960 or before	415 (8%)	40,440 (24%)	267,560 (14%)
1961 to 1980	1,515 (29%)	54,755 (32%)	559,485 (30%)
1981 to 1990	670 (13%)	25,275 (15%)	289,565 (15%)
1991 to 2000	800 (15%)	21,145 (12%)	331,865 (18%)
2001 to 2005	445 (8%)	8,375 (5%)	125,335 (7%)
2006 to 2010	800 (15%)	11,775 (7%)	171,945 (9%)
2011 to 2016	615 (12%)	8,390 (5%)	136,210 (7%)
<b>Total occupied private dwellings</b>	<b>5,250</b>	<b>170,160</b>	<b>1,881,970</b>

Table 16: Occupied dwelling and period of construction  
Source: Urbanics Consultants Ltd. and Census 2016

Occupied private dwelling characteristics	Sooke	CRD	BC
1960 or before	415 (8%)	40,440 (24%)	267,560 (14%)
1961 to 1980	1,515 (29%)	54,755 (32%)	559,485 (30%)
1981 to 1990	670 (13%)	25,275 (15%)	289,565 (15%)
1991 to 2000	800 (15%)	21,145 (12%)	331,865 (18%)
2001 to 2005	445 (8%)	8,375 (5%)	125,335 (7%)
2006 to 2010	800 (15%)	11,775 (7%)	171,945 (9%)
2011 to 2016	615 (12%)	8,390 (5%)	136,210 (7%)
<b>Total occupied private dwellings</b>	<b>5,250</b>	<b>170,160</b>	<b>1,881,970</b>

Table 16 provides the housing stock in the District and its period of construction. It shows that in 2016 roughly one-third (35 percent) of the total housing stock in Sooke was built since 2001. In contrast, only 17 percent of the housing stock in the CRD was built since 2001. Compared to the CRD and British Columbia at 23 percent, the District does not demonstrate as high of a need for newer residential construction based on the age of its housing stock. It may have an advantage to the CRD and surrounding areas because it can offer newer housing stock options for new and neighbouring residents. The reader should note that even though 37 percent of the housing stock was built prior to 1980 it does not mean that all of these homes require major repairs.

### 3.6 Shelter-cost-to-income ratio

Shelter-cost-to-income ratio (STIR) refers to the proportion of average total income of household which is spent on shelter costs. It is calculated for private households living in owned or rented dwellings and is estimated by dividing a household's total annual shelter cost by its total annual

income (for households with income greater than zero) and then taking an average of the individual households' STIRs. Shelter costs for owner households include, where applicable, mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services.

Shelter-cost-to-income ratios	Sooke	CRD	BC
<b>Owner and tenant households with household income greater than zero</b>	5,225	166,925	1,832,420
Spending less than 30% of income on shelter costs	3,765 (72%)	119,385 (56%)	1,320,210 (72%)
Spending 30% or more of income on shelter costs	1,455 (28%)	47,540 (19%)	512,210 (28%)
<b>Owner in non-farm; non-reserve private dwellings</b>	4,085	105,280	1,242,600
Owner households with a mortgage	2,860 (70%)	58,957 (56%)	733,134 (59%)
Households spending 30% or more of its income is on shelter costs	899 (22%)	20,003 (19%)	260,946 (21%)
Median monthly shelter costs for owned dwellings (\$)	\$ 1,428	\$ 1,156	\$ 1,149
Median value of dwellings (\$)	\$399,454	\$577,597	\$500,874
<b>Tenant households in non-farm; non-reserve private dwellings</b>	1,155	61,905	592,825
Tenant households in subsidized housing	104 (9%)	7,429 (12%)	77,067 (13%)
Tenant households spending 30% or more of its income on shelter costs	554 (48%)	27,857 (45%)	254,915 (43%)
Median monthly shelter costs for rented dwellings (\$)	\$ 1,061	\$ 1,003	\$ 1,036

Table 17: Shelter-cost-to-income ratio

Source: Urbanics Consultants Ltd. and Census 2016

Table 17 provides the share of owner and tenant households spending 30 percent or more on housing in the District of Sooke, Capital Regional District and the Province. The table suggests that the households in Sooke paid a median monthly shelter cost of \$1,428 for owner-occupied and \$1,061 for tenant occupied units in 2016. These shelter costs are higher than the CRD and the Province. Also note that since 2016 rental rates have been shown to have risen.

In addition, the table suggests that the proportion of households spending 30 percent or more of its income on shelter in 2016 was:

- **Sooke:** 22 percent of owner-households and 48 percent of tenant households
- **CRD:** 19 percent of owner-households and 45 percent of tenant households
- **British Columbia:** 21 percent of owner-households and 43 percent of tenant households



### 3.7 Core and extreme core housing need

A household is considered to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30 per cent or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative local market housing.

The proportion of households in core housing needs is not available from Census 2016 or CMHC. However, we can estimate the proportion households likely to be in core housing needs by assuming that the total number of households failing the housing suitability and adequacy tests is equally divided between the owner and tenant households. Thus, the proportion of households in core housing needs in the District would roughly be as follows:

Housing Standards	Total	Owners	Renters
Below suitability standard	3%	2%	4%
Below adequacy standard	6%	6%	12%
Below affordability standard	28%	22%	48%
Core housing need	30%	24%	51%

Table 18: Estimated proportion of households in core housing needs

Source: Urbanics Consultants Ltd.

Table 18 provides a rough estimate for the owner and tenant households in core housing need for the District of Sooke. The table shows that:

- 3 percent of the households were below suitability standard, 6 percent were below adequacy standard and 28 percent of the households had failed the affordability standard in 2017 (Census 2016).
- The proportion of owner households failing the suitability criteria is 2 percent and failing the adequacy criteria is 6 percent. Similarly, the proportion of tenant households failing the suitability criteria is 4 percent and failing the adequacy criteria is 12 percent.
- Further assuming that for the owner households roughly 20 percent of the households that fail the suitability and adequacy test do not fail the affordability test, the overall proportion of owner households in core housing needs can be estimated at 24 percent of the total owner households.
- Also, assuming that for the tenant households roughly 20 percent of the households that fail the suitability and affordability test do not fail the adequacy test, the overall proportion of tenant households in core housing needs can be estimated at 51 percent of the total tenant households.
- Thus, roughly one in two tenant households and one in four owner households are expected to be in core housing needs, i.e. pay more than 30 percent of their household income towards shelter costs or live in homes that need repair or do not live in suitable housing.

In extreme core housing (same standards as core housing with 50 percent of income spent on shelter costs), the following table describes the need:



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Housing Standards	Total	Owners	Renters
Below suitability standard	3%	2%	4%
Below adequacy standard	6%	6%	12%
Below affordability standard	8%	4%	21%
Extreme core housing need	10%	6%	24%

Table 19: Estimated proportion of households in extreme core housing needs

Source: Urbanics Consultants Ltd.

The following table shows the trend of core and extreme core housing between 2006 to 2016 for owner- and renter-occupied households:

Core Housing Need						
	2006		2011		2016	
Housing Standards	Owners	Renters	Owners	Renters	Owners	Renters
Below suitability standard	3%	7%	2%	10%	2%	4%
Below adequacy standard	6%	10%	5%	9%	6%	12%
Below affordability standard	7%	31%	9%	43%	22%	48%
	9%	34%	10%	46%	24%	51%

Extreme Core Housing Need						
	2006		2011		2016	
Housing Standards	Owners	Renters	Owners	Renters	Owners	Renters
Below suitability standard	3%	7%	2%	10%	2%	4%
Below adequacy standard	6%	10%	5%	9%	6%	12%
Below affordability standard	4%	12%	5%	22%	4%	21%
	5%	15%	7%	26%	6%	24%

Table 20: Estimated proportion of households in core and extreme core housing needs, 2006-2016

Source: Urbanics Consultants Ltd.

## 4 Housing market characteristics

### 4.1 Housing sales activity

This section examines the housing sales activity in the District of Sooke, by using the active listings and sales data from the Victoria Real Estate Board (VREB). Data captured between June 6<sup>th</sup>, 2018 to May 30<sup>th</sup>, 2019 shows there were a total of 772 listings on the market, including 496 single family homes, 114 rowhouse/townhouse, 62 half duplex, 40 mobile/manufactured homes and 60 condo apartments (Table 19). The table suggests that:

- Single family units had a median list price of \$599,900;
- Rowhouses/townhouses had a median list price of \$444,450;
- Half duplex had a median list price of \$479,450;
- Mobile/manufactured homes had a median list price of \$169,900; and,
- Condo apartments had a median list price of \$464,900.

Active listings	# of listings	Avg. Year Built	Avg. Lot size	Avg. # of beds	Avg. # of bath	Median Sale Price (\$)
Single-detached	496	2001	66,875	3.59	2.67	\$ 599,900
Row/Townhouse	114	2015	1,039	2.97	2.96	\$ 444,450
Half duplex	62	2010	7,068	3.31	2.84	\$ 479,450
Manufactured	40	1984	1,656	2.33	1.5	\$ 169,900
Condo Apartment	60	2007	7,646	1.8	1.75	\$ 464,900

Table 21: Current active listings in Sooke

Source: Urbanics Consultants Ltd. and Victoria Real Estate Board (VREB)

Table 20 provides the sales data from VREB for 2019 for the same time period. The Table suggests that 274 single family homes, 41 row/townhouses, 36 half duplexes, 31 mobile/manufactured homes and 28 condo apartments sold during the past year. These homes were on the market for an average of 43 days in the case of single-family units, 56 days for rowhouses/townhouses, 62 days for half duplex, 47 days for mobile/manufactured homes, and 41 days for condo apartments. In addition:

- Single family units had a median sold price of \$565,500;
- Rowhouses/townhouses had a median sold price of \$435,000;
- Half duplex had a median sold price of \$477,250;
- Mobile/manufactured homes had a median sold price of \$150,000; and,
- Condo apartments had a median sold price of \$380,000.

Sold listings	# of Sales	Avg. Year Built	Avg. Lot size	Avg. # of beds	Avg. # of bath	Median Sale Price (\$)	Avg. Days to sell
Single-detached	274	1999	26,932	3.59	2.67	\$ 565,500	43
Row/Townhouse	41	2011	1,196	2.9	2.88	\$ 435,000	56
Half duplex	36	2007	8,889	3.36	2.81	\$ 477,250	62
Manufactured	31	1985	3,158	2.32	1.55	\$ 150,000	47
Condo Apartment	28	2001	7,426	1.82	1.64	\$ 380,000	41

Table 22: Home sales activity June 2018 – May 2019

Source: Urbanics Consultants Ltd.

## 4.2 Rental housing

The District of Sooke has an inadequate rental housing market according to our research and likely has an undersupply of housing on the market. According to CMHC, the vacancy rate as of October, 2018 is 4.7 percent across all apartments.

The consultant researched the rental rates by number of bedrooms within Sooke and also conducted a rental market survey (telephone) of landlords, property managers, owners of apartment buildings and owners of rental suites, during the months of June and July 2019.

The average rental rates for each unit type is given below:

- Studios: \$908 per month
- 1-bedroom: \$1,003 per month
- 2-bedroom: \$1,603 per month
- 3-bedroom: \$2,121 per month

The reader should note that the above rents are average rents surveyed in the housing market. It is likely that the actual rents in the market may be higher depending on the type and quality of housing. For example, a good quality single-family home is likely to go for a much higher rent than the above-mentioned rents.

Surveyed residents report the rental housing market is extremely tight and has caused a power imbalance between landlords and tenants. Tenants report feeling vulnerable to rent increases and lease agreements that are unfavorable to them.

## 4.3 Affordability of market-rate housing

This section examines the affordability standard in the District of Sooke based on the household's income and mortgage qualification criteria. The analysis identifies the median sales prices observed in 2019. For each of these prices the corresponding qualifying "affordable" income is determined using a set of assumptions. CMHC defines a property as affordable if the cost of paying for that housing utilizes less than 30 percent of the household's pre-tax income.

Typical shelter costs include the mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services for owners. For renters, shelter costs include rent and any payments for electricity, fuel, water and other municipal services.

Other assumptions include:

- 20 percent down payment – Anything less will force the borrower to pay mortgage insurance every month until the borrower has built 20 percent equity in the property. Also, many lenders require at least this much down payment as part of their lending guidelines;
- 25-year mortgage amortization – This is the longest-term mortgage available, which lends itself to the smallest monthly payment;
- 5% interest rate – This is the currently advertised interest on a 25-year fixed-rate mortgage;
- \$ 5.4617 per \$1000 in home value– This is the current residential property tax rate in the District of Sooke; and
- 0.25 percent insurance rate – This is to account for insurance requirements the lender may have.
- Buyers are only purchasing one unit; no rental income is derived from property for a bank loan.

The analysis uses the household income from the recently released 2016 Census data along with information from a variety of other public and private sources. This analysis focuses on estimating the baseline share of households that are likely to fail the affordability criteria instead of identifying the impact of various types of mortgage instruments on affordability.

Table 21 provides the findings from the housing affordability analysis for owner-occupancy in 2019. The table suggests that:

- for a median priced single-family home priced at \$599,900 roughly 82 percent of the households will not qualify for a mortgage;
- for a median priced rowhouse/townhouse priced at \$444,450 roughly 65 percent of the households will not qualify for a mortgage;
- for a median priced half duplex priced at \$479,450 roughly 70 percent of the households will not qualify for a mortgage;
- for a median priced mobile or manufactured home priced at \$169,900 22 percent of the households will not qualify for a mortgage; and,
- for a median priced condo apartment priced at \$464,900 about 68 percent of the households will not qualify for a mortgage.

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Dwelling types	Sales price	Loan Amount	Mortgage payment (\$ monthly)	PITI (\$ annual)	Qualifying income (\$ annual)	% of households that fail affordability test
<b>Owner-occupied</b>						
Single-detached	\$ 599,900	\$ 479,920	\$ 2,806	\$ 38,089	\$ 126,963	82%
Rowhouses/townhouses	\$ 444,450	\$ 355,560	\$ 2,079	\$ 28,219	\$ 94,063	65%
Half duplex	\$ 479,450	\$ 383,560	\$ 2,242	\$ 30,441	\$ 101,471	70%
Mobile/manufactured	\$ 169,900	\$ 135,920	\$ 795	\$ 10,787	\$ 35,958	22%
Condo Apartment	\$ 464,900	\$ 371,920	\$ 2,174	\$ 29,517	\$ 98,391	68%
	<b>Monthly rent</b>					
<b>Renter-occupied</b>						
Median rent						
3 bed	\$ 2,121				\$ 84,840	59%
2 bed	\$ 1,603				\$ 64,120	45%
1 bed	\$ 1,003				\$ 40,120	26%
Bachelor	\$ 908				\$ 36,320	23%

Table 23: Proportion of households that fail affordability criteria

Source: Urbanics Consultants Ltd.

Based on previous real estate data, housing prices have been steadily trending upwards in Sooke. Thus, a higher proportion of households are expected to fail the affordability criteria going forward.

Table 21 also provides the findings from the housing affordability analysis for renter-occupancy. The table suggests that roughly:

- 23 to 26 percent of the households are currently priced out of the rental market (bachelor and 1-bedroom unit) as their annual household income is below \$36,320;
- 45 percent of the households with income below \$40,120 would not be able to afford a 2-bedroom unit with a rent of \$1,603 per month in the District; and,
- 59 percent of the households with income below \$39,640 would not be able to afford a 3-bedroom unit with a rent of \$2,121 per month in the District.

### 4.4 Affordability for households by type

This section examines whether census-family and non-census-family households earning median incomes will be able to purchase a median-priced home based on the 30 percent affordability threshold. The table provided below shows that all census-family and non-family households earning the median household incomes and below will struggle to be able to afford many of the median-priced housing products in 2019.

The table below demonstrates the severe affordability challenges all households face when purchasing a single-family dwelling. Couple-only families, lone-parent, one-person, and the

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median income household cannot typically afford any housing product but a manufactured home.

Households	Median household income	Affordable purchase price	Single-detached (\$599,900)	Rowhouse/townhouse (\$444,450)	Half duplex (\$479,450)	Manufactured (\$169,900)	Condo apartment (\$464,900)
Couple-only family	\$ 77,605	\$410,160	☒	☒	☒	✓	☒
Couple-with-children	\$ 107,520	\$568,268	☒	✓	✓	✓	✓
Lone-parent Family	\$ 46,016	\$243,205	☒	☒	☒	✓	☒
Family income in 2015	\$ 92,663	\$489,745	☒	✓	✓	✓	✓
1 person households	\$ 32,469	\$171,606	☒	☒	☒	✓	☒
2 or more person households	\$ 86,763	\$458,562	☒	☒	✓	✓	✓
Households income in 2015	\$ 71,296	\$376,816	☒	☒	☒	✓	☒

Table 24: Affordable homeownership (before-tax income)

Source: Urbanics Consultants Ltd. and Statistics Canada

Next, we examined whether family and non-census-family households will qualify to rent a typical rental unit based on the 30 percent affordability threshold. The rents were averaged from data reported by CMHC, research and interviews with landlords. The table provided below shows that most types of will struggle to qualify for at least one size of rental housing. The households with affordability issues include couples-only families, lone-parent families, one-person households, and median income households. Regarding these families and household, those that fail the affordability test show that:

- Couples-only families do not meet the affordable monthly rent for 3-bedroom housing types;
- Lone-parent households are vulnerable to not affording 3-bedroom and 2-bedroom units, which may be difficult for the household if the lone-parent is taking care of three or more children
- One-person households face the most acute affordability issues and do not meet the affordable monthly rent any of the rental units; and,
- Median income households do not meet the affordable monthly rent for 3-bedroom housing types.

Households	Median household income	Affordable monthly rent	Bachelor (\$908)	1-bed (\$1003)	2-bed (\$1,603)	3-bed+ (\$2,121)
Couple-only family	\$ 77,605	\$ 1,940	✓	✓	✓	☒
Couple-with-children	\$ 107,520	\$ 2,688	✓	✓	✓	✓
Lone-parent Family	\$ 46,016	\$ 1,150	✓	✓	☒	☒
Family income in 2015	\$ 92,663	\$ 2,317	✓	✓	✓	✓
1 person households	\$ 32,469	\$ 812	☒	☒	☒	☒
2 or more person households	\$ 86,763	\$ 2,169	✓	✓	✓	✓
Households income in 2015	\$ 71,296	\$ 1,782	✓	✓	✓	☒

Table 25: Affordable rental rates by household type (before-tax income)

Source: Urbanics Consultants Ltd. and Statistics Canada

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The reader should note that the above analysis further suggests that most of the housing affordability issues are being faced by households at incomes significantly below the median incomes in each census-family and non-census family household category.



## 5 Land utilization

This section examines the detailed parcel level dataset provided by the District. The dataset includes information on each of the property addresses including parcel size, area, zoning information, assessment class, assessed land and improvement value and actual use category. The following dataset from the District of Sooke Geographic Information Services identifies 7,415 addresses in the District, spread out over 14,180 acres of land.

*The District has a total of 7,415 addresses spread out over 6,900 hectares of land*

Property class	# of Addresses	% of Hectares
Residential	6,977	95.84%
Commerical	196	1.75%
Park	116	0.65%
Institutional	3	0.12%
Community	42	0.33%
Utility	31	0.30%
Industrial	31	0.24%
Government	15	0.20%
Agricultural	4	0.58%
<b>Total</b>	<b>7,415</b>	<b>100%</b>

Table 26: Address level dataset  
Source: District of Sooke

## 5.1 Residential Zones

The District has the following residential zones as per the Zoning Bylaw:

- R1 – Large Lot Residential: This zone applies to those lots of land designated as Community Residential and intended for residential purposes, outside of the Town Centre, but within the Sewer Specified Area.
- R2 - Medium Lot Residential: This zone is intended to apply to those residential parcels of land designated as Community Residential that are within the Sewer Specified Area.
- R3 - Small Lot Residential: This zone is intended to provide a range of lot sizes to residential parcels of land that designated as Community Residential within the Sewer Specified Area.
- MHP - Manufactured Home Park: This zone provides for manufactured homes on rental, lease or strata lots within manufactured home parks.
- RM1 Low Density Multi Family 1: This zone provides for low density multi family development in the Sewer Specified Area.
- RM2 - Medium Density Multi Family 2: The purpose is to provide for low density multiple-family housing on urban services.
- RM3 - High Density Multi Family 3: This zone provides for medium density multi family development in the Sewer Specified Area, to regulate existing Townhouse or other Medium Density Multi-Family outside the Sewer Specified Area at the time of adoption of this Bylaw.
- RM4 - High Density Multi Family 4: This zone provides for high density multi family development in the Town Centre.
- RM5 - Town Centre Apartment Zone: This zone is intended for high density apartments within the Town Centre but excludes the future Waterview Street as illustrated in the 2009 Town Centre Plan.
- RM6 - Town Centre Townhouse Zone: This zone is for townhouse development in the Town Centre excluding the area west of Murray Road and the future Waterview Street as illustrated in the 2009 Town Centre Plan.

There are Rural zones that include residential opportunities that the District does not include in its parcels categorized as Residential parcels, such as:

- RU4 - Rural Residential: The purpose is to provide for land that is rural in nature and intended for residential purposes, and is not within the Sewer Specified Area of the District of Sooke
- RU5 – Neighborhood Rural Residential: The purpose is to provide for residential parcels of land outside the Sewer Specified Area on lands designated Gateway Residential or Community Residential.

There are Comprehensive Development (CD1 through CD13) zones that have residential opportunities that are not included in the District’s residential parcels.

Zoning Categories		Min Lot Area (sqm)	Max Lot Coverage	DU per lot / HA	Height (Principal Building)
R1	Large Lot Residential	1,000	30%	1 (single family or duplex) / lot	12 m / 3 storeys
R2	Medium Lot Residential	600	40%	1 (single family or duplex) / lot	12 m / 3 storeys
R3	Small Lot Residential	350	45%	1 / lot Duplex allowed with minimum 600 m <sup>2</sup> lot size	10.5 m
MHP	Manufactured Home Park	10,000 (overall park) 325 (pad)	45%	20 / HA	10 m
RM1	Low Density Multi Family 1	1,000	40%	30 / HA	12 m / 3 storeys
RM2	Medium Density Multi Family 2	1,000	45%	50 / HA	20 m
RM3	High Density Multi Family 3	1,000	50%	70 / HA	15 m / 4 storeys
RM4	High Density Multi Family 4	1,000	70%	90 / HA	25 m / 6 storeys
RM5	Town Centre Apartment	1,000	85%	-	25 m / 6 storeys
RM6	Town Centre Townhouse	1,000 (townhouse development) 155 (rowhouse)	55% (townhouse development) 70% (rowhouse)	-	10 m / 3 storeys 13 m / 4 storeys (properties fronting Lincroft, Goodmere, Otter Point, and Church)

Table 27: Residential zones Bylaw specifications  
Source: Urbanics Consultants and the District of Sooke

## 5.2 Residential uses and products by zoning categories

The detailed address level dataset provided by the District of Sooke identifies 7,029 parcels in the District spread out over 6,493 hectares of land. Of the total parcels and land area, the residential uses represent 2,744 parcels and roughly 860 acres of land. Table 28 provides a

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detailed breakdown of the number of parcels and assessed value by zoning categories for the entire District. The reader should note that 693 parcels are not assigned zoning within the dataset available.

Zoning	Area (hectares)	# of Parcels	2018 Assessed Value					
			Land	Land per ha	Land per parcel	Building	Total	Per Parcel
RU1	525	12	\$ 3,513,207	\$ 6,687	\$ 292,767	\$ 2,076,600	\$ 5,589,807	\$ 465,817
RU2	1,795	487	\$ 199,501,400	\$ 111,124	\$ 409,654	\$ 125,634,825	\$ 325,136,225	\$ 667,631
RU3	325	173	\$ 55,170,047	\$ 169,637	\$ 318,902	\$ 42,666,962	\$ 97,837,009	\$ 565,532
RU4	656	1,514	\$ 449,989,839	\$ 685,741	\$ 297,219	\$ 411,417,012	\$ 861,406,851	\$ 568,961
RU5	6	11	\$ 3,864,000	\$ 616,478	\$ 351,273	\$ 2,787,400	\$ 6,651,400	\$ 604,673
R1	128	630	\$ 165,566,400	\$ 1,298,286	\$ 262,804	\$ 128,443,900	\$ 294,010,300	\$ 466,683
R2	87	955	\$ 187,615,000	\$ 2,146,228	\$ 196,455	\$ 212,558,000	\$ 400,173,000	\$ 419,029
R3	54	497	\$ 101,118,000	\$ 1,881,954	\$ 203,457	\$ 144,044,700	\$ 245,162,700	\$ 493,285
MHP	42	19	\$ 28,007,640	\$ 673,802	\$ 1,474,086	\$ 10,968,000	\$ 38,975,640	\$ 2,051,349
RM1	5	128	\$ 34,424,000	\$ 6,292,295	\$ 268,938	\$ 24,977,000	\$ 59,401,000	\$ 464,070
RM2	28	475	\$ 104,687,640	\$ 3,677,069	\$ 220,395	\$ 46,815,600	\$ 151,503,240	\$ 318,954
RM3	0	21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RM4	4	19	\$ 6,084,000	\$ 1,564,814	\$ 320,211	\$ 1,548,800	\$ 7,632,800	\$ 401,726
RM5	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RM6	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CTC	3	12	\$ 8,595,600	\$ 2,474,245	\$ 716,300	\$ 1,581,200	\$ 10,176,800	\$ 848,067
C1	4	13	\$ 8,130,100	\$ 2,215,713	\$ 625,392	\$ 1,329,100	\$ 9,459,200	\$ 727,631
C2	20	94	\$ 51,722,500	\$ 2,614,430	\$ 550,239	\$ 50,413,000	\$ 102,135,500	\$ 1,086,548
C3	3	13	\$ 6,472,700	\$ 1,936,753	\$ 497,900	\$ 7,452,800	\$ 13,925,500	\$ 1,071,192
C4	10	47	\$ 22,194,574	\$ 2,229,751	\$ 472,225	\$ 5,481,764	\$ 27,676,338	\$ 588,858
M1	2	3	\$ 2,104,000	\$ 1,346,181	\$ 701,333	\$ -	\$ 2,104,000	\$ 701,333
M2	2	21	\$ 2,104,000	\$ 1,346,181	\$ 100,190	\$ -	\$ 2,104,000	\$ 100,190
M3	2	9	\$ 2,104,000	\$ 1,346,181	\$ 233,778	\$ -	\$ 2,104,000	\$ 233,778
M4	8	4	\$ 4,034,719	\$ 536,695	\$ 1,008,680	\$ 604,000	\$ 4,638,719	\$ 1,159,680
M5	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
P1	1,453	173	\$ 4,027,633	\$ 2,773	\$ 23,281	\$ -	\$ 4,027,633	\$ 23,281
P2	53	32	\$ 2,399,700	\$ 45,168	\$ 74,991	\$ 2,885,000	\$ 5,284,700	\$ 165,147
P3	10	8	\$ 343,158	\$ 35,457	\$ 42,895	\$ 452,500	\$ 795,658	\$ 99,457
W1	1,028	82	\$ 1,695,334	\$ 1,650	\$ 20,675	\$ 354,500	\$ 2,049,834	\$ 24,998
W2	4	86	\$ 4,681,970	\$ 1,070,470	\$ 54,442	\$ 1,868,900	\$ 6,550,870	\$ 76,173
W3	14	24	\$ 3,532,800	\$ 251,536	\$ 147,200	\$ 637,600	\$ 4,170,400	\$ 173,767
W4	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
W6	5	2	\$ 245,000	\$ 53,304	\$ 122,500	\$ 3,100	\$ 248,100	\$ 124,050
W7	0	1	\$ 504	\$ 1,280	\$ 504	\$ -	\$ 504	\$ 504
CD1	5	112	\$ 20,421,000	\$ 4,145,438	\$ 182,330	\$ 29,541,000	\$ 49,962,000	\$ 446,089
CD2	114	654	\$ 141,848,724	\$ 1,249,355	\$ 216,894	\$ 208,965,400	\$ 350,814,124	\$ 536,413
CD3	63	154	\$ 65,719,001	\$ 1,046,383	\$ 426,747	\$ 17,591,700	\$ 83,310,701	\$ 540,979
CD4	4	186	\$ 32,644,500	\$ 8,119,067	\$ 175,508	\$ 32,102,410	\$ 64,746,910	\$ 348,102
CD5	21	177	\$ 39,276,000	\$ 1,858,594	\$ 221,898	\$ 56,434,000	\$ 95,710,000	\$ 540,734
CD6	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CD7	6	59	\$ 25,080,000	\$ 4,259,190	\$ 425,085	\$ 7,031,500	\$ 32,111,500	\$ 544,263
CD8	1	4	\$ 1,499,000	\$ 1,360,144	\$ 374,750	\$ 9,891,000	\$ 11,390,000	\$ 2,847,500
CD9	2	71	\$ 9,453,000	\$ 3,797,342	\$ 133,141	\$ 17,087,600	\$ 26,540,600	\$ 373,811
CD10	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CD11	1	2	\$ 1,067,700	\$ 1,498,220	\$ 533,850	\$ 3,650,000	\$ 4,717,700	\$ 2,358,850
CD12	0	7	\$ 878,000	\$ 9,791,534	\$ 125,429	\$ 1,262,000	\$ 2,140,000	\$ 305,714
CD13	1	34	\$ 11,457,000	\$ 14,807,123	\$ 336,971	\$ 4,473,000	\$ 15,930,000	\$ 468,529
Total	6,493	7,025	\$ 1,813,273,390	\$ 1,615,031,873	\$ 3,428,305,263	\$ 1,615,031,873	\$ 3,428,305,263	\$ 24,003,350

Table 28: Zoning categories and 2018 assessed values  
Source: Urbanics Consultants Ltd. and District of Sooke

Residential zones account for roughly 39 percent of the total parcels in the District, a significantly low share of the total parcels. The distribution of residential zoned uses and their share of total parcels in the District are provided below:

- R1 - 630 parcels or 8 percent of the total parcels in the District.
- R2 - 955 parcels or 12 percent of the total parcels in the District.
- R3 - 497 parcels or 6 percent of the total parcels in the District.
- MHP - 19 parcels or 0.2 percent of the total parcels in the District.
- RM1 - 128 parcels or 2 percent of the total parcels in the District.
- RM2 - 475 parcels or 1 percent of the total parcels in the District.
- RM3 - 21 parcels or 2 percent of the total parcels in the District.
- RM4 - 19 parcels or 1 percent of the total parcels in the District.
- RM5 - 0 parcels or 2 percent of the total parcels in the District.
- RM6 - 0 parcels or 1 percent of the total parcels in the District.

Zones CD1 through CD13 incorporate residential possibilities on certain areas of the Comprehensive Development zones. These lands account for 1,460 parcels and 19 percent of the total parcels.

### 5.3 Land utilization analysis

The dataset does not include the built-up information on each of the parcels (under residential use) and is not suitable for a detailed land utilization analysis. However, to provide a rough measure of land utilization in the District we have examined the assessed value of improvements in comparison to the assessed value of land and have identified parcels that are:

- Vacant (i.e. have no building values);
- Under-utilized parcels (with assessed value of buildings below 50 percent of the total assessed value); and,
- Adequately-utilized parcels (with assessed values of buildings greater than or equal to the 50% threshold).

The reader should note that there are parcels without assessment data and these account for any zoning that equates to less than its total parcels. For instance, adding RU1 vacant, under-utilized and adequately-utilized parcels equates to 10 instead of 12; the remaining 2 parcels have not been appraised.

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Zoning	Area (HA)	# of Parcels	Land Utilization (hectares)			Number of Parcels		
			Vacant	Under-Utilized	Adequately-Utilized	Vacant	Under-Utilized	Adequately-Utilized
RU1	525	12	356	79	78	4	3	3
RU2	1795	487	607	627	248	62	160	189
RU3	325	173	18	126	149	11	81	62
RU4	656	1,514	67	303	182	52	626	742
RU5	6	11	2	3	2	2	3	5
R1	128	630	12	86	26	51	332	207
R2	87	955	10	24	50	57	224	616
R3	54	497	28	5	17	43	22	390
MHP	42	19	0	40	2	3	15	1
RM1	5	128	1	2	0	2	99	18
RM2	28	475	2	8	3	6	372	45
RM3	0.2	21	0	0	0	0	0	0
RM4	4	19	1	1	0	2	13	0
RM5	0	-	0	0	0	0	0	0
RM6	0	-	0	0	0	0	0	0
CTC	3	12	2	1	0	6	5	1
C1	4	13	1	2	0	1	10	1
C2	20	94	4	9	7	9	51	22
C3	3	13	1	1	2	1	5	7
C4	10	47	0	9	0	1	36	6
M1	2	3	2	0	0	3	0	0
M2	46	21	10	32	3	6	9	4
M3	2	9	1	1	0	2	4	3
M4	8	4	0	8	0	0	4	0
M5	0	-	0	0	0	0	0	0
P1	1453	173	1	0	0	2	0	0
P2	53	32	1	1	2	1	1	7
P3	10	8	0	0	0	0	1	1
W1	1028	82	16	16	0	13	1	6
W2	4	86	1	0	3	21	1	46
W3	14	24	2	5	1	6	5	6
W4	0	-	0	0	0	0	0	0
W6	5	2	0	2	0	0	1	0
W7	0.4	1	0	0	0	1	0	0
CD1	5	112	0	0	3	0	21	86
CD2	114	654	50	1	43	49	36	527
CD3	63	154	47	2	9	64	34	20
CD4	4	186	1	2	1	19	62	89
CD5	21	177	6	1	8	14	26	125
CD6	0	-	0	0	0	0	0	0
CD7	6	59	3	1	1	3	51	1
CD8	1	4	0	0	1	0	57	1
CD9	2	71	0	0	1	0	1	52
CD10	0	-	0	0	0	0	0	0
CD11	1	2	0	0	1	0	1	1
CD12	0.1	7	0	0	0	0	0	6
CD13	1	34	0	0	0	0	31	0
CD14	4	4	4	0	0	0	0	0
Total	6541	7,029	1251	1397	842	517	2400	3896

Table 29: Land utilization analysis

Source: Urbanics Consultants Ltd. and District of Sooke

The distribution of residential zoned uses and their share of vacant land in the District are significantly low. The shares are provided below:

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- R1 - 51 parcels or 0.7 percent of the total vacant parcels in the District.
- R2 - 57 parcels or 0.8 percent of the total vacant parcels in the District.
- R3 - 43 parcels or 0.6 percent of the total vacant parcels in the District.
- MHP - 3 parcels or 0.001 percent of the total vacant parcels in the District.
- RM1 - 2 parcels or 0.001 percent of the total vacant parcels in the District.
- RM2 - 6 parcels or 0.001 percent of the total vacant parcels in the District.
- RM3 - 0 parcels vacant parcels in the District.
- RM4 - 2 parcels or 0.001 percent of the total vacant parcels in the District.
- RM5 - 0 parcels vacant parcels in the District.
- RM6 - 0 parcels vacant parcels in the District.

Vacant residential zoned parcels present opportunities for housing developments. The existing infrastructure within the District's boundaries is an opportunity to create density and increase the affordable housing supply while limiting the cost to developers and ultimately local government of extending and maintaining municipal infrastructure services to low-density suburban developments.

*There may be opportunities for developing affordable multi-family dwellings for ownership or rental*

The table also suggests that most of the RM2 zoned lands are some of the least vacant lands and the District may benefit by additional lands being zoned or rezoned in these categories due to their ability to create affordable housing options. In addition, there are 28 vacant R3 zoned parcels which might provide opportunities for developing affordable multi-family dwellings for ownership or rental. This zoning category has witnessed significant development activity in recent past and has resulted in some of the most affordable housing units in the District.

The distribution of residential zoned uses and their share of underutilized land are provided below:

- R1 - 332 parcels or 14 percent of the total underutilized parcels in the District.
- R2 - 224 parcels or 9 percent of the total underutilized parcels in the District.
- R3 - 22 parcels or 0.9 percent of the total underutilized parcels in the District.
- MHP - 15 parcels or 0.6 percent of the total underutilized parcels in the District.
- RM1 - 99 parcels or 0.4 percent of the total underutilized parcels in the District.
- RM2 - 372 parcels or 16 percent of the total underutilized parcels in the District.
- RM3 - 0 parcels underutilized parcels in the District.
- RM4 - 13 parcels or 0.5 percent of the total underutilized parcels in the District.
- RM5 - 0 parcels underutilized parcels in the District.
- RM6 - 0 parcels underutilized parcels in the District.

Anticipated housing units on underutilized or vacant land include roughly 1,642 units. The single-family units are allowed suites, which allows for the possibility that some of these units would double the number of units on the single-family dwelling lots. The units consist of:

- Sunriver: 180 single family units;



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- Farrell Estates: 420 single family units;
- Wadams Farm: 133 single and multi-family units;
- Lot A: an estimated 130 multi-family units;
- BC Housing and CRD, Drennan and Charters: 245 multi-family units;
- Mariners Village site: an estimated 75 units;
- Otter Point: 127 single family units ;
- View Pointe Estates: 137 single family units;
- Erinan: 100 or more single family units;
- Grant Road: 20 multi-family units; and,
- Gatewood Road: 75 multi-family units.

Please note that the anticipated units identified above are for information purposes only. Some have active applications; others are vacant land. Some units were counted as existing for projection purposes, specifically the 245 units of anticipated affordable rentals from BC Housing and the CRD.

## 6 Current gaps in the housing market

Sooke originally developed as a resource community, and the transition in the last few decades has been into a bedroom community where a large number of people live but do not work. The need for more housing options across the housing continuum is evident and the supply of new housing development is not meeting the demonstrated demand for owned and rented housing. Normal market forces in the two communities are constrained by several factors explored in this study, such as:

- lack of serviced lands;
- lack of available lands zoned for diverse housing stock;
- local affordability;
- rapidly aging population; and,
- declining household sizes.

### 6.1 Lack of serviced lands

Interviews and surveys targeted to homebuilders, developers and real estate professionals indicate that one of the number one issues in new construction is the availability of serviced lands. Improving the possibility of building relates to developing more lots that are desirable to the clientele that can afford new homes. It was also reported financing is difficult for homeowners. Other challenges reported were that land costs that are too high and a market that does not show enough demand and, consequently, low absorption rates. Homebuilding professionals also reported more transportation infrastructure is needed for Sooke to be able to accommodate more growth.

It is important to note that extending public infrastructure (e.g., water and sewer) to areas outside of the main population centres may lead to significant long-term municipal financial burden when accounting for the on-going cost of maintenance and replacement for the infrastructure. Any new infrastructure, such as a new road, comes with a future obligation for maintenance. Often public infrastructure is initially subsidized or constructed by developers, but the cost of on-going maintenance and replacement should, in theory, be paid for by the property taxes from the residents and businesses benefiting from the infrastructure. Asset management plans assist local governments in aligning infrastructure obligations with property taxation. In most cases, in small- to medium-sized cities, the suburban developments do not provide enough of a tax base for the maintenance of the infrastructure that serves them; as a result, the infrastructure is subsidized by the commercial property taxes from the downtown core. That said, a senior population transitioning to more accessible housing will need to be focused in existing areas with a range of services and will need to be walkable. This should lead the District to capitalize on the utilization of existing infrastructure.

*Extending public infrastructure (e.g., water and sewer) to areas outside of the main population centres may lead to significant long-term municipal financial burden*

With that said, there is a low percentage of residential zones in Sooke, especially for small lot and multi-family residential uses. Low vacancy for residential lands puts pressure on the

availability for new development; low vacancy is particularly acute for residential lands that allow for denser developments. Infill opportunities should be capitalized, but new lands or rezoning existing residential lands will be the most decisive factor in creating more of the in-demand, affordable housing products. High land costs also necessitate smaller lot and/or higher residential densities because the cost of new housing can be significantly reduced by limiting the amount of land required. According to a prominent real estate professional, the most in-demand residential product in Sooke would likely be a small lot 1200 to 1400 square foot, fee-simple (non-strata), ground-oriented townhouse or half-duplex.

Construction is one of the largest employing industries in Sooke and may have a competitive advantage over the CRD and Province as its share is higher in the Sooke economy compared to these regional and provincial economies. The capacity for more development may be found in Sooke, which would have the added effect of creating an economic stimulus to a significant local industry.

Notably, the District has created a positive climate for higher-density development by allowing secondary suites across all single-family residential land use designations. Partnership with an engaged municipality will enable more opportunities to close the housing gaps that exist in Sooke.

## 6.2 Affordability

One of the most significant housing gaps for the District of Sooke is affordability. While Sooke is largely known to be a relatively affluent community, about a half of residents fail the affordability criteria for the 2-bedroom rental unit, which is the most common type of rental unit in Sooke. This suggests rising rents will likely put growing pressure on the housing market to provide residential products that are affordable at or below market value for roughly half of the households. On the other hand, the 31 percent of households that earn over \$100,000 will demand residential products in line with the tastes and purchasing power of higher-income households depending on the type of household (i.e., young family, retired, couple-only, etc.).

*About 82 percent of Sooke residents are expected to be unable to afford a single-family detached home, the most common dwelling available in the community*

Homeowners in Sooke (22 percent) are more likely than those in the Capital Regional District (19 percent) to be housing insecure and pay over 30 percent of their income to housing; unsurprisingly, renters in Sooke (48 percent) are also more likely to be housing insecure than in the Capital Regional District (45 percent). About 82 percent of Sooke residents are expected to be unable to afford a single-family detached home, the most common dwelling available in the community. One-person households and lone-parent households are the most vulnerable household types to being housing insecure and have difficulty affording any housing product except for manufactured home and also struggle to find affordable rental housing, particularly if lone-parent have different gendered children and require additional bedrooms. Couple-only families show the inability to afford most housing

products except for manufactured homes. Considerable affordability issues are experienced across diverse types of households.

There have been small gains in other housing stock types, ensuring the dominance of the single-family detached home in the community which is not affordable to any median income household type in Sooke. The largest shift in total share of the housing stock has been in movable dwellings, which is by far the most affordable housing product. It is more affordable than the rental rates for bachelor suites and remains the only affordable options for median income one-person households.

It is noted that the survey returned sentiments regarding the character of some of Sooke's neighborhoods, particularly the respondents from the Sasseenos area. Some respondents remark that they desire that their community retains its small-town character and would like to avoid more development, even affordable housing. If market housing for senior- and affordable-oriented housing development does not take place in Sooke, more nonmarket housing may take on much of the responsibility to provide affordable and appropriate housing typology options for Sooke families and also seniors aging into a life stage that requires homes that are one-storey and require low to no maintenance.

The need for new housing development is clear, however, the ability for residents to afford newly constructed homes is uncertain, although interviews indicate local homebuilders have a steady stream of clients showing interest in Sooke. Buying homes on the housing market is still out of reach for most households. Rental rates are also unaffordable to a large proportion of the population. Nonmarket housing may be needed to fill in the gaps between market-rate housing and what residents can afford.

There is a current unmet need for social housing in Sooke, including homeless shelters and below-market affordable rentals. This includes:

- Roughly 60 homeless individuals have been served by homeless services organizations (not including any shelter services);
- 22 percent of households priced out of the lowest priced owner-occupied residential product (manufactured home); and,
- 23 percent of households priced out of a bachelor apartment in the rental housing market.

It is important to note that social and nonmarket housing geared towards below-market rentals may be in part alleviated by allowing the market to respond to consumer demand with smaller, more affordable residential products. Based on the respondents from the Housing Needs Assessment survey, there is a desire for more small lot single family homes, townhouses and duplexes to access more affordable housing. At present there are not many zoned parcels available for this residential type.

It is interesting to note that non-permanent residents have decreased as a total share of the housing market. There may be several different reasons for this, but it can be assumed that this has helped relieve some of the pressure on housing in an already tight housing market.

### 6.3 Demographic and household shifts

Based on the demographic assessment, Sooke is witnessing higher population growth rates than the CRD and Province, mostly in the 65 years and older cohort. By 2031, the population projection predicts 5,461 new people. The demographic assessment also suggests there are fewer young families moving to Sooke, although it appears to remain attractive to more established families that typically have older children. Sooke is set to experience a significant increase in older adult households over the next 15 years. This would result in increased demand for both owner-occupied and rental housing with market-rate and nonmarket rate housing options.

*The type of building typology suitable for senior-appropriate units would include ground-oriented or elevatored apartments, townhouses/rowhouses, and duplexes/triplexes/fourplexes*

It is apparent through interviews with stakeholders and the responses from the survey that the District lacks enough age-appropriate housing. The type of building typology suitable for senior-appropriate units would include ground-oriented or elevatored apartments, townhouses/rowhouses, and duplexes/triplexes/fourplexes. In Sooke, about 90 percent of older adults 65 years old and over are middle to high income, however, most of the middle-income seniors could be expected to struggle to afford market-rate housing with the current market housing rates and rental rates. The lack of available appropriate units for seniors is constraining the housing market by not enabling the older, typically larger, and more affordable housing stock to be available to families as seniors downsize during their retirement years. Interviews indicate that when seniors want to downsize that they have difficulty finding the appropriate, affordable alternative in Sooke and continue to reside in a home that does not meet their needs anymore.

Many survey respondents also desired to be a part of a cohousing development, specifically for seniors in some responses. Cohousing can reduce the market-rate cost of ownership by 10 to 20 percent because the future residents can act as their own developer, removing the developer's fee from the total cost. Cohousing may increase the independent-living years of senior residents by roughly ten years, and thus would relieve the growing pressure on local healthcare providers. The extensive waitlist (over 350 households) at Harbourside Cohousing demonstrates the great demand for cohousing housing options.

Sooke is experiencing a shift towards smaller-sized households. Despite the coming 245 units from the CRD and BC Housing, there is a lack of appropriate housing for this demographic segment and bachelor/studio and one-bedroom homes are under-built. There might be an untapped demand for smaller, market-priced ownership and rental units targeted toward early-career professionals and young families as well as empty nesters and retirees. To

accommodate residents across the life cycle, the built form for such units should likely be accessible and barrier-free and, as in the case for senior-appropriate units, also ground-oriented or elevated apartments, townhouses/rowhouses, or duplexes/triplexes/fourplexes.

Across North America, pets per capita are generally increasing as household size shrinks. The online survey indicated pet-friendly rental units are necessary as the limited rental market has few options for pet owners. Pet-friendly units are reported to be unaffordable for many one- or two-person households.

While not within the scope of this study, transportation plays an integral role in creating housing in Sooke. An aging population that eventually loses its ability to drive and the density needed to achieve affordable housing necessitates access to viable non-personal vehicular transportation. Creating complete neighbourhoods also are not within the scope of this study, but it would be prudent for the District to incorporate more policies that promote a variety of housing options into existing and new neighbourhoods, in addition to grocery stores, public schools, public parks and civic amenities. An important element of a complete neighborhood is that it meets the needs of people of all ages and abilities by being built at the human scale. Focusing on developing neighbourhoods from existing serviced areas and centering development that spans from denser cores such as the Town Centre will help create the built form to support complete neighbourhoods.

## 7 Housing needs projections

### 7.1 Housing needs as a result of growth in households

This section examines the future housing needs of the community based on the population and household growth projections. The population growth projections are based on the Census 2016 population counts for the District of Sooke and the adjusted age cohort and gender-based population growth rates for Sooke School District for the period 2016 - 2031 (BC Stats, July 2019). These population projections incorporate age-cohort and gender-based fertility and mortality data and mobility information for the geography to project the future population for the region.

Further, distribution of the households based on the age of the head of the household (2016 Census) have been used to estimate the total number of households over the projection period; assuming that household maintainer rates for each of the age-groups in the population stay constant over the study period.

The household projections show an increase of 818 households every five years or a total of 2,454 households during 2016 - 2031. The resulting estimates of households by age cohort for the District are shown in the tables below.

Population	2016	2021	2026	2031
Under 15 years	2,325	2,649	2,855	2,928
15 to 24 years	1,275	1,338	1,513	1,755
25 to 34 years	1,380	1,410	1,454	1,514
35 to 44 years	1,885	2,290	2,452	2,478
45 to 54 years	2,005	2,085	2,443	2,914
55 to 64 years	1,980	2,177	2,191	2,293
65 to 74 years	1,420	1,830	2,177	2,367
75 years and over	790	1,107	1,647	2,272
<b>Total</b>	<b>13,060</b>	<b>14,886</b>	<b>16,732</b>	<b>18,521</b>

Households	2016	2021	2026	2031	Average
Under 25 years	90	100	109	117	
25 to 34 years	610	623	643	669	
35 to 44 years	980	1,191	1,275	1,288	
45 to 54 years	1,100	1,144	1,340	1,599	
55 to 64 years	1,170	1,286	1,295	1,355	
65 to 74 years	880	1,134	1,349	1,467	
75 years and over	420	589	876	1,208	
<b>Total</b>	<b>5,250</b>	<b>6,066</b>	<b>6,886</b>	<b>7,703</b>	
Household growth					
5 year period		816	820	817	818
Annual		163	164	163	164

Table 30: Population and household projection  
Source: Urbanics Consultants Ltd.



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Assuming that tenure preference rates remain stable, demand for housing, by age cohort and tenure can be estimated as follows:

<b>Owner-occupied</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Under 25 years	15	17	18	20	
25 to 34 years	345	353	364	379	
35 to 44 years	715	869	930	940	
45 to 54 years	905	941	1,103	1,315	
55 to 64 years	1,010	1,110	1,118	1,170	
65 to 74 years	730	941	1,119	1,217	
75 years and over	370	518	771	1,064	
<b>Total</b>	<b>4,090</b>	<b>4,749</b>	<b>5,423</b>	<b>6,104</b>	
Housing needs					
5 year period		659	674	681	671
Annual		132	135	136	134

<b>Renter-occupied</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Under 25 years	75	83	91	98	
25 to 34 years	265	271	279	291	
35 to 44 years	265	322	345	348	
45 to 54 years	195	203	238	283	
55 to 64 years	160	176	177	185	
65 to 74 years	150	193	230	250	
75 years and over	50	70	104	144	
<b>Total</b>	<b>1,160</b>	<b>1,318</b>	<b>1,464</b>	<b>1,599</b>	
Housing needs					
5 year period		158	146	135	146
Annual		32	29	27	29

Table 31: Owner and renter household growth projections - 2011-2036

Source: Urbanics Consultants Ltd.

The owner and renter household growth projections suggest that the District would add:

- 671 new owner-households every five years or a total of 2,013 owner-households during the period 2016 - 2031.
- 164 new renter-households every five years or a total of 438 renter-households during 2016 - 2031.

These estimates have been broken down further to estimate the number of households in core housing need by tenure, which is summarized on the next page.

HOUSING NEEDS REPORT

<b>Housing Needs</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Owner occupied	4,090	4,749	5,423	6,104	
Renter-occupied	1,160	1,318	1,464	1,599	
<b>Total housing needs</b>	<b>5,250</b>	<b>6,066</b>	<b>6,886</b>	<b>7,703</b>	
<b>Net housing needs</b>					
Owner occupied					
5 year period		659	674	681	671
Annual		132	135	136	134
Renter-occupied					
5 year period		158	146	135	146
Annual		32	29	27	29
<b>Core Housing Needs</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Core housing needs					
Total owner occupied	982	1,140	1,301	1,465	
Total renter-occupied	592	672	747	816	
<b>Net needs</b>					
Owner-occupied					
5 year period		158	161	164	161
Annual		32	32	33	32
Renter-occupied					
5 year period		80	75	69	75
Annual		16	15	14	15
<b>Extreme core Housing Needs</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Extreme core housing needs					
Total owner occupied	245	285	325	366	
Total renter-occupied	278	316	351	384	
<b>Net needs</b>					
Owner-occupied					
5 year period		40	40	41	40
Annual		8	8	8	8
Renter-occupied					
5 year period		38	35	33	35
Annual		8	7	7	7

Table 32: Households in core and extreme core housing needs, 2011-2031  
 Source: Urbanics Consultants

HOUSING NEEDS REPORT

<b>Housing Needs</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Owner occupied	4,090	4,749	5,423	6,104	
Renter-occupied	1,160	1,318	1,464	1,599	
<b>Total housing needs</b>	<b>5,250</b>	<b>6,066</b>	<b>6,886</b>	<b>7,703</b>	
<b>Net housing needs</b>					
Owner occupied					
5 year period		659	674	681	671
Annual		132	135	136	134
Renter-occupied					
5 year period		158	146	135	146
Annual		32	29	27	29
<b>Core Housing Needs</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Core housing needs					
Total owner occupied	982	1,140	1,301	1,465	
Total renter-occupied	592	672	747	816	
<b>Net needs</b>					
Owner-occupied					
5 year period		158	161	164	161
Annual		32	32	33	32
Renter-occupied					
5 year period		80	75	69	75
Annual		16	15	14	15
<b>Extreme core Housing Needs</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>Average</b>
Extreme core housing needs					
Total owner occupied	245	285	325	366	
Total renter-occupied	278	316	351	384	
<b>Net needs</b>					
Owner-occupied					
5 year period		40	40	41	40
Annual		8	8	8	8
Renter-occupied					
5 year period		38	35	33	35
Annual		8	7	7	7

Table 32 provides the number of households that are likely to experience core housing need. The projections suggest that 483 new owner-households and 439 new renter-households are likely to be in core housing needs during 2016 - 2031.

It is based on the assumption that 24 percent of all new owner-households and 51 percent of all new renter-households are likely to experience core housing needs over the study period. Thus, overall:

- Out of a total of housing needs for 2,014 owner-occupied units in the District, 483 households are expected to be in core housing needs.
- Out of a total of housing needs for 439 renter-occupied units in the District, 224 households are expected to be in core housing needs.

The new households in core housing needs can be expected to fail the suitability or adequacy test and affordability thresholds in the District. The District will be well served by implementing programs and policies that address the needs of these households, especially by enhancing the supply of affordable rental housing units in the District.

The current and anticipated number of units needed by bedroom type for the next five years is presented below:

Number of bedrooms	2011	2016	2021	2026
0 bedrooms (bachelor)	325 (7%)	30 (1%)	61 (1%)	138 (2%)
1 bedroom		395 (8%)	485 (8%)	620 (9%)
2 bedrooms	1,180 (26%)	1,285 (24%)	1,395 (23%)	1,446 (21%)
3 bedrooms	1,910 (42%)	2,250 (43%)	2,608 (43%)	2,961 (43%)
4 bedrooms or more	1,090 (24%)	1,290 (25%)	1,517 (25%)	1,722 (25%)
Total	4,505	5,250	6,066	6,886

Table 33: Current and Anticipated Number of Bedrooms, 2011-2026  
Source: Urbanics Consultants and 2016 Census

Assuming no major change in preference for number of bedrooms and the relatively stable but slowly declining average number of persons per household, the following is included in the table above:

- Bachelor unit net increase will be 31 units by 2021 and 108 by 2026;
- 1 bedroom unit net increase will be 90 units by 2021 and 225 units by 2026;
- 2 bedroom unit net increase will be 110 units by 2021 and 161 units by 2026;
- 3 bedroom unit net increase will be 358 units by 2021 and 711 units by 2026; and,
- 4 bedroom or more unit net increase will be 227 units by 2021 and 432 units by 2026.

## 7.2 Development implications

The housing needs in a community are a reflection of the number of households in a community. However, development activity in a community is likely to be in excess of the actual growth in the number of households (permanent residents of the community). This is primarily because development activity in a community would typically include, in addition to new household growth, the following:

- Development activity for replacing of old housing stock, which includes any housing that has reached the end of its useful life and is unfit for human habitation. This typically represents roughly 5 percent of the total housing stock in similar communities. Further,

assuming that roughly 3 percent of all housing in the District is in need of major repairs, it is likely that at least a third of these homes (or 1 percent) needs replacement.

- Vacant dwelling units and dwellings used by temporary residents, which includes any structural vacancy in owner-occupied and renter-occupied homes as well as vacation homes and homes occupied by temporary residents (roughly 6 percent the total housing in 2016).

### 7.3 Non-market housing needs

The District currently has an inventory of roughly 268 non-market units or 5 percent of the total occupied housing stock (5,255 in 2016).

There are roughly 51 units of independent seniors housing, 25 units of assisted living, 31 complex care, and 2 hospice units. There is a need for over 408 more independent senior housing units based on the current waitlist for Ayre Manor and Habourside Cohousing (as of July 20<sup>th</sup>, 2019). Interviews and survey data also point to an unmet need for affordable units that provide accessible, barrier-free senior housing. According to the 2016 Census, about 11.3 percent of residents in Sooke are 65 years or older and low income; this equates to roughly 235 seniors that may be in need of affordable senior housing. This number is expected to grow as more residents age into the 65 years old and over age group.

There is no emergency homeless shelters for adults in the District Sooke except for the Extreme Weather Response Shelter. There may be an unmet need for roughly 60 emergency homeless shelter units based on the 60 homeless individuals reported to be served in 2019 (roughly 1 percent of the total housing stock). Thus, the District is expected to have a need for roughly 77 emergency shelter units by 2031. Assuming that the District is able to maintain its future non-market housing at 2016 levels the housing needs of the community will be roughly 344 units (5 percent of 6,886) by 2026 and 385 units by 2031.

*The housing needs of the community will be roughly 344 units (5 percent of 6,886) by 2026 and 385 units by 2031*

The District might also require additional affordable rental housing for its low-income household, as roughly 48 percent of its renter-households are facing affordability issues as they pay over 30 percent of their income for shelter. At least 554 renter-households are expected to be facing affordability issues in 2016, which is likely to increase to roughly 703 households by 2026 and roughly 768 by 2031.

The reader should note that the rental housing needs estimated above are already included in the housing needs estimate for the District. However, emergency, supportive and transitional housing is not included in the above estimation as these types of housing would typically be identified as collective dwellings (dwellings which are institutional, communal or commercial in nature) in the Census.

## 7.4 Potential new demand by the age of household maintainer

The District is expected to display the following growth or decline in the number of households (by the age of the household maintainer), during the period 2016 – 2031:

Under 25 years	Total number of households in this group will increase by 27 net new households, with 5 owner-households and 23 renter-households
25 to 34 years	Total number of households in this group will increase by 59 net new households, with 34 owner-households and 25 renter-households
35 to 44 years	Total number of households in this group will increase by 308 net new households, with 225 owner-household and 83 renter-household
45 to 54 years	Total number of households in this group will increase by 499 net new households, with 410 owner-household and 89 renter-household
55 to 64 years	Total number of households in this group will increase by 187 households, with 160 owner-household and 27 renter-household
65 to 74 years	Total number of households in this group will increase by 587 net new households, with 487 owner-households and 100 renter-households
75 years and over	Total number of households in this group will increase by 788 net new households, with 694 owner-households and 94 renter-households

Thus, the primary housing needs are expected to be in the following demographic groups:

### **Householders 45 - 54 years**

This group represents middle-age households with maintainers in the 45 – 54 years age group. This household group is more inclined towards homeownership, especially a home where they foresee can spending their retirement years. Typically, these householders have stable careers, are already married or re-married, and are witnessing their children leave or prepare to leave the home. This demographic segment would generally prefer more small single-family units and multi-family units with finer features and furnishings. This segment is expected to display a housing need for 410 owner-occupied housing units and 89 renter-occupied units.

### **Householders 65 + years**

This demographic segment includes empty nesters, retirees and seniors and can include households with low income and net wealth (requiring social housing) as well as households that were well off and have sizeable wealth. This segment is expected to display a housing need for 487 owner-occupied housing units and 100 renter-occupied units. This demographic segment includes two distinct categories:

- Independent elderly (singles and married couples in good health): Independent elderly exhibit market characteristics more similar to that of the primary market, but with certain adjustments (e.g. a preference for generally smaller, lower-maintenance units, with a preference for greater access to certain amenities and facilities such as health care and convenience retail, to name just a few).
- Elderly in need of assistance (singles and couples with lower incomes and health concerns): These households require a wide variety of seniors housing and care options, including congregate care units and Supportive Living units.

Some of the major housing issues:

- **Significant growth anticipated in senior households**
- **Extremely tight rental market**
- **Need for social housing, especially for affordable housing**
- **Shift towards smaller-sized households and housing types**

## 8 Best practices

The main objective of examining best practices in affordable market rate and non-market housing across municipalities in the country and the Province is to identify some of the proven and effective practices that can potentially be implemented by the local government in improving housing supply and general affordability.

### 8.1 Current housing situation

A large proportion of total housing needs are expected to be addressed through market-rate housing. However, even within market-rate housing there is a significant need for low cost housing options. Additionally, non-market housing is primarily for a much smaller proportion of families and individuals who are facing affordability issues, homelessness or mental health or substance abuse issues. The latter sections will examine the relative housing needs in the market as well as non-market housing.

Sooke is witnessing continued declines in affordability in both owner-occupied as well as rental housing segments. As a result, households and individuals that are being priced out of the housing market are likely to require less costly housing options. Given the current market conditions, such housing is not economically viable without some form of assistance, subsidies, incentives or grants from at least one or more levels of government as well as active cooperation from the development community and non-profit agencies.

### 8.2 Potential strategies

Sooke could potentially ensure an effective response to the declining affordability and limited supply of affordable housing through:

#### Low cost strategies

- **Regulatory measures:** Low cost regulatory measures such as density bonus program, secondary suites, small single-family lot sizes, demolition control and rental loss prevention programs are expected to be effective in increasing the supply of housing.
  - conducting regular housing needs assessments of the community;
  - creating effective land use policies and design guidelines for enhancing supply of affordable housing;
  - creating guidelines for affordable housing, rental housing and special needs housing in a municipal development plan;



- promoting medium-density, ground-oriented housing to address affordability and senior housing options;
  - rezoning or up-zoning of a specific site if a certain type of housing is developed;
  - small lot zoning which allows for more affordable single-family units;
  - reduction of setbacks;
  - reduction of minimum lot sizes;
  - reduced parking and other requirements;
  - allow infill developments in older residential neighborhoods (ex. Parkvale Overlay District in City of Red Deer, AB)
  - housing agreements for securing affordable housing over the long term; and,
  - fast-tracking or streamlining development applications and creating guidelines to facilitate development applications involving affordable housing components.
- **Community partnerships:** Developing strong community partnerships with non-profit organizations and the development community would be critical to the success of supportive/transitional and non-market housing. These organizations are knowledgeable about their communities or client group and often act as the operating partner, managing the housing and support services on an ongoing basis.
  - **Education and advocacy measures:** Sooke could enhance the understanding and support for low-cost housing and affordable housing by:
    - building community awareness and support for low-cost housing and affordable housing;
    - helping developers and non-profit groups in accessing funding and support from senior levels of government; and,
    - partnering with the development community, non-profit agencies, community organizations, along with the Federal and Provincial governments in conducting housing research and making policies for enhancing affordable housing in the community

### **Medium cost strategies**

- **Review Housing Reserve Fund:** Measure the success of the current housing reserve fund (Bylaw No. 259). The fund should provide capital grants for the acquisition, development, and retention of affordable housing, primarily for households with low to moderate income. The fund could also help in facilitating senior government and private sector investments in affordable housing projects.
- **Housing agreements:** Housing agreements ensure that affordable housing units remain affordable in the long-term, and this is particularly important when a municipality or regional district has made significant contributions in the form of land or capital (from housing funds).

### **High cost strategies**

- **Partnership with Provincial government:** The District could partner with the Province through Memorandums of Understanding (MOUs) to develop and operate emergency, transitional and supportive housing. Under these MOUs, the municipal partner is required to provide District-owned land on a long-term lease, waive all application and development fees, and consider partial or full property tax exemption for the non-profit operator.
- **Fiscal measures and direct provisioning:** Higher cost fiscal measures would be effective in enhancing the supply of low-cost market rate housing and non-market housing in the short run:
  - reducing or waiving development cost charges, building permit fees or property taxes for building owned or held by a charitable, philanthropic or other non-profit corporation; and,
  - donating municipal land or leasing land at/or below market value for developing affordable market and non-market housing.
- **Direct service provision:** The District could also:
  - Create or enhance existing housing corporations that provide housing and supports to low and moderate-income households; and,
  - develop purpose-built rental units and renovate existing buildings.

### **8.3 Provincial government role**

The Provincial government plays a very important role in the provision of affordable housing through BC Housing. BC Housing partners with non-profit agencies, the private sector and other levels of government to:

- enhance the supply of affordable rental housing for the most vulnerable individuals and households in the Province;
- enhance the overall affordability of market housing through increased supply of higher density and lower priced housing;
- provide rent assistance to eligible housing in the private market; and,
- support programs and non-market housing aimed at individuals with mental health, substance abuse and homelessness related issues.

BC Housing is responsible for affordable housing programs in British Columbia, including:

- **Subsidized Housing:** It provides subsidized housing for individuals and families that have low income and meet eligibility criteria.
- **Affordable Rental Housing:** Adults who have a low-to-moderate income but may not be eligible for subsidized housing may live in affordable rental housing. BC Housing provides Housing Listings for affordable housing rentals, such as co-operatives. Affordable rental housing is housing with rents equal to, or lower than, average rates in the private-market.

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- **Emergency Housing:** It provides emergency shelters, drop-in centres (a place to wash, do laundry and use other services), temporary shelters, Homeless Outreach Program and Aboriginal Outreach Program in addition to the Homelessness Prevention Program.
- **Women's Transition Housing and Supports Program:** BC Housing supports transition houses and safe homes for women (aged 19 years and older) who are at risk of violence, or who have experienced violence. The programs provide women and children with a temporary place to stay, support services, referrals and assistance in planning next steps.
  - **Priority Placement Program:** This program grants priority access for women fleeing violence to BC Housing's directly-managed housing units.
- **Addiction Recovery Program:** Stable, short-term housing for individuals participating in a substance use recovery program.
- **Supportive Housing:** For people who may have mental and physical health conditions, substance use and/or other challenges that puts them at higher risk of homelessness.
- **Assisted Living Residences:** subsidized assisted living residences in British Columbia.
- **Independent Living BC Program:** A subsidized, assisted-living program that provides housing with support services to seniors and people with disabilities.
- **Seniors' Supportive Housing:** Seniors' Supportive Housing provides low-income seniors and people with disabilities accessible housing with supports.
- **Community Partnership Initiatives (CPI):** The Community Partnership Initiatives (CPI) Program provides advice, referrals to partnership opportunities and long-term financing to help non-profit societies create self-sustaining, affordable housing developments.
- **BC Seniors Home Renovation Tax Credit:** Adults 65 years old and over can receive assistance in the cost of certain permanent home renovations that improve accessibility or help a senior be more functional or mobile at home.
- **BC home support services:** Community-based, non-medical home support services (e.g, transportation, housekeeping, etc.) are intended to help older adults stay in their own homes.
- **BC Home Owner Grant:** Reduces the amount of property tax that older adults 65 and over that qualify pay for their principal residence.
- **BC Property Tax Deferment:** A low interest loan program that helps qualified BC homeowners pay their annual property taxes on their principal residence.

Other provincially based organizations are:

- **BC Non-Profit Housing Association (BCNPHA):** The BCNPHA is the provincial umbrella organization for the non-profit housing sector. BCNPHA is comprised of over 600 members, including non-profit housing societies, businesses, individuals, partners and stakeholders.
- **The M'akola Group of Societies:** It provides affordable, safe and appropriate homes primarily for Aboriginal people and families. With various community partnerships and funders, M'akola provides subsidized housing, affordable rentals and assisted living units throughout most of British Columbia. M'akola provides single family dwellings and the rent is generally based on either M'akola Affordable Rent (MAR) or M'akola Rent Geared to Income (MRGI) rates.

- Canadian Home Builders' Association of British Columbia: Advocate of the residential construction industry across the province. The organization aims to serve members and the public through public relations, education, and building innovation.
- Pacific Housing Research Network (PHRN): This provincial organization facilitates housing research in BC by connecting researchers and practitioners and disseminating knowledge to apply to real housing solutions.

### 8.4 Federal government role

The Federal government plays an important role in the provision of affordable housing through Canada Mortgage and Housing Corporation (CMHC). It enhances homeownership by facilitating low down payment loans and allowing the use of retirement savings plan for down payments. It provides financial assistance to support activities that facilitate the creation of new affordable housing units (CMHC Seed Funding<sup>1</sup>) and provides subsidies for ongoing operations as well as repairs of existing social housing developments. In addition, it works with the development community and non-profit organizations to facilitate the research, development, and funding of public and social housing in communities across Canada. Some of the affordable housing programs that are included under the CMHC and the BC government include:

Programs to increase the supply of affordable housing:

- Canada-B.C. 10-year bilateral housing agreement: The 10-year agreement will invest more than \$990 million to protect, renew and expand social and community housing, and will support the priorities in Homes for BC, the provincial government's 30-point plan for housing affordability in British Columbia. The new agreement marks the beginning of a partnership that will be supported by long-term and predictable funding started April 1, 2019.
- Affordable Rental Housing Initiative (ARHI): Financial assistance to create new affordable rental units.
- Aboriginal Housing Initiative (AHI): Financial assistance to create affordable rental housing for Aboriginal people living off-reserve.
- Federal-Provincial Housing Initiative (FPH): A program that will assist vulnerable British Columbia families and individuals in need including people at risk of homelessness.

Programs to foster safe independent living

- Home Adaptations for Independence (HAFI): Financial assistance to undertake accessibility modifications to housing occupied by seniors or persons with disabilities.

Programs to improve housing affordability

- Rental Assistance Program (RAP): Shelter allowance paid to working families to help make rent more affordable.

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<sup>1</sup> CMHC Seed Funding is available in the form of a non-repayable contribution of up to \$50,000. Additional funds may be made available in the form of a fully repayable, interest free loan of up to \$200,000.

- Shelter Aid for Elderly Renters (SAFER): Shelter allowance paid to elderly renters (60 years of age and older) to help make rent more affordable.
- Homelessness Prevention Program (HPP): Rent supplements for people at risk of homelessness. This program serves renters including youth, victims of family violence, Aboriginal people, people leaving the correctional and hospital systems.

On-reserve housing funds:

- CMHC's On-reserve Non-Profit Housing Program provides funds for construction, purchase and rehabilitation of affordable rental housing.
- CMHC's First Nations Market Housing Fund (FNMHF) offers mortgage loan insurance options to buy, build or renovate homes.
- INAC (Indigenous and Northern Affairs Canada) provides funds for housing counts, strategies and lot development.

### 8.5 Effective measures

The District of Sooke could potentially use a variety of measures to enhance the supply of affordable market and non-market housing in the community, including:

- Use the existing Housing Reserve Fund to address some of the persistent housing issues in the community. Housing Reserve Funds have been successfully used by a number of other municipalities across the country to tackle housing issues similar to Sooke.
- Execute housing agreements to ensure that affordable housing units remain affordable in the long-term (Cedar Valley Manor, Mission, BC).
- Promote tiny lots/micro-units. Examples:
  - Second Ave, Smithers, BC: Includes six houses on four lots facing a veranda instead of a six-plex and reducing parking requirements. The affordable rental units (540 sf.) rent for \$750 per month, lower than most of the surrounding area.
- Enhancing modular/manufactured/mobile homes supply. Examples:
  - Baker Gardens, Cranbrook, BC: It is one of the largest modular housing developments to be built in British Columbia for low-income seniors (55+ years) under Canada's Economic Action Plan (CEAP). It includes 36 one-storey, one-bedroom homes, built in groups of four, with Federal and Provincial assistance of \$4.9 million.
- Utilize incentives: Density bonus, tax exemptions, fee exemptions, expedited approvals, DCC exemptions, etc.

The following tables display housing programs for market and non-market housing. These are best practice examples from communities from across Canada that face similar housing challenges as Sooke.

# HOUSING NEEDS REPORT

Program Name	Program #1 Loreen Place, Victoria, BC	Program #2 Whistler Housing Authority, Whistler, BC	Program #3 Attainable Home Ownership Program, Calgary, AB	Program #4 Clarence Gate, Ottawa, ON	Program #5 Cedar Valley Manor, Mission, BC	Program #6 Carey Place, Saanich BC
<b>Target Group</b>	Low and moderate families with annual income less than \$65,000	Resident employees and retirees	Moderate income households earning 80%-120% of area median income (\$80,400)	Low income households with annual income between \$31,000 and \$48,000	Seniors who want to downsize	Moderate- and low-income independent seniors aged 55 and older
<b>Number &amp; Type of Units</b>	52 units (51 two-bed and 1 one-bed rental units)	1906 units (865 rental and 1,041 owner-occupied units)	48 units (11 one-bed, 110 two-bed and 37 three-bed units)	30 units (5 one-bed, 9 two-bed and 16 three-bed units with 11 market, 19 non-market)	42 units (with life leases)	55 one-bed units (27 of the total are for low-income seniors and the rest are rented at slightly lower than the market rate)
<b>Key Municipal Tools Used</b>	<ul style="list-style-type: none"> <li>Capital grants from affordable housing trust funds</li> <li>Increased density</li> <li>Housing agreements</li> <li>Parking variance</li> </ul>	<ul style="list-style-type: none"> <li>Employee housing service charge</li> <li>Municipal housing authority</li> <li>Municipal housing reserve fund</li> </ul>	<ul style="list-style-type: none"> <li>Gifted down payment</li> <li>City-owned non-profit</li> <li>Shared appreciation structure</li> <li>Transfer of City-owned land</li> </ul>	<ul style="list-style-type: none"> <li>Waived municipal development fees</li> <li>Delayed payment of City-owned land</li> </ul>	<ul style="list-style-type: none"> <li>Waived municipal amenity contribution fees for rezoning</li> <li>Donated land that allows residents to walk to a nearby park</li> </ul>	<ul style="list-style-type: none"> <li>Capital Regional District provided land on a long-term lease for \$1 a year and received ownership of six market units</li> <li>Property tax exemption</li> </ul>
<b>Project Partners</b>	Greater Victoria Housing Society Greater Victoria Rental Development Society District of Victoria CRD BC Housing CMHC	The Whistler Housing Authority CMHC Whistler employers	Province and the City	CAHDCO CCOC CMHC City of Ottawa Land owners Bank of Montreal	Mission Association for Seniors Housing (MASH) Terra Lumina Life Lease Housing (private sector)	Government of Canada (CMHC) Government of British Columbia (BC Housing) Capital Regional District of Saanich
<b>Project details</b>	Seed Funding and an interest-free Proposal Development Funding (PDF) loan from CMHC. Equity contributions of \$370,000 each from the Victoria Affordable Housing Fund and the Capital Regional District Housing Trust Fund. Mortgage financing of \$9.6 million facilitated by the Province through its Community Partnership Initiative.	Whistler uses the Employee Housing Service Charge Fund to fund affordable housing for the community's permanent tourism employees. The charge is levied on projects that increase the number of employees. It uses a housing agreement with the right of first refusal and equity gains tied to Canadian CPI	Attainable Homes holds restrictive Covenant on title. Equity gains are tied to market and also based on years of ownership: Year 0-1, 0%; year 1-2, 25%; year 2-3, 50%; year 3+, 75%  The program is designed to be self-funding and will not require additional subsidy to develop additional 'attainable' units.	Restrictive covenant on title and equity gains tied to Canadian Consumer Price Index.	When selling, the owner gets 95 per cent of the original value. If the unit's value has gone up, then the seller receives up to half of the difference—the exact amount depends on the length of ownership. MASH re-marks the unit with a resale prices no more than half of the market index	The affordable apartments were created with capital funding of more than \$4 million from the federal and provincial governments, including \$2 million in federal funding through Canada's Economic Action Plan.

Table 34: Project examples: Housing for low to moderate income families and seniors



# HOUSING NEEDS REPORT

Program Name	Program #7 Chesterfield House, North Vancouver, BC	Program #8 HYAD Place, North Vancouver, BC	Program #9 Commercial Drive Apartments, Vancouver, BC	Program #10 The Cedars, Salt Spring Island, BC	Program #11 Timber Grove Apartments, Surrey, BC	Program #12 Willowbridge Transitional Housing, Kelowna, BC
Target Group	Mental health clients	Young adults with development disabilities	Adults living with mental health challenges	Low-income senior women and women affected by domestic violence	Mental health clients, homeless and those at risk of homelessness	People who are homeless or at risk of being homeless and people with health issues
Number & Type of Units	24 units (10 studio, 8 one-bed and 6 two-bed units)	16 units (one-bed units with 14 units for young adults with developmental disabilities and two for staff)	18 units (affordable rental apartments in a renovated 1960's walkup with a rent of \$375 per month)	Three bedrooms for senior women, eight transitional suites for women and children	52 units (studio apartments)	40 units (studio apartments)
Key Municipal Tools Used	<ul style="list-style-type: none"> <li>Affordable housing reserve fund</li> <li>Increased density</li> <li>Preservation of existing rental units</li> <li>Infill development</li> <li>Reduced parking</li> </ul>	<ul style="list-style-type: none"> <li>Donated land</li> </ul>	<ul style="list-style-type: none"> <li>Housing Grant (\$150,000)</li> </ul>		<ul style="list-style-type: none"> <li>Provincial-municipal MOU</li> <li>Long-term lease of District-owned land</li> <li>Waiver of development fees</li> <li>Property Tax Relief</li> </ul>	<ul style="list-style-type: none"> <li>Donated land valued at over \$560,000</li> </ul>
Project Partners	District of North Vancouver BC Housing Marine view Housing Society	Government of Canada (CMHC) Government of British Columbia (BC Housing) District of North Vancouver North Vancouver School District Terra Housing Consultants	Government of Canada (CMHC and HRSDC) Province of British Columbia (BC Housing) District of Vancouver	Salt Spring Island Abbeyfield Housing Society Island Women Against Violence Society CMHC BC Housing CRD Salt Spring Lions Club Salt Spring Island Foundation Private donors	District of Surrey BC Housing VANOC Fraser Health Coast Mental Health	Government of Canada (CMHC) BC Housing District of Kelowna Canadian Mental Health Association John Howard Society of Central and South Okanagan
Project details	Total capital cost of nearly \$4.34 million, with \$2.50 million for the purchase price of 16 units and land and \$1.8 million for upgrades and addition of 9 units. Of the total, District of North Vancouver Affordable Housing Reserve Fund provided \$1.625 million, BC Housing provided \$1.625 million and Marineview Housing Society provided \$1.050 million.	CMHC provided Seed Funding and BC Housing provided roughly \$5.3 million in provincial capital funding to the project, while HYAD Society provided \$166,000 in equity. The land valued at over \$1.1 million was obtained from the North Vancouver School District, with the assistance of the District of North Vancouver.	CMHC provided RRAP funding of \$800,000 for renovations, and Human Resources and Skills Development Canada (HRSDC) contributed \$500,000 through the Homelessness Partnering Strategy. The Province of BC provided over \$1 million in interim financing from its Community Partnerships Initiative. Coast Mental Health provided roughly \$700,000 in equity	The \$1.35 million project received funding of \$280,000 from the federal and provincial governments. Further funding was provided by the Government of British Columbia, the Capital Region District, the Salt Spring Lions Club and the Salt Spring Island Foundation. The two non-profit organizations also provided cash equity of more than \$300,000.	Total capital cost of \$13.2 million. District of Surrey provided land on long-term lease for \$10 (valued at \$2.3 million) and waived fees and taxes (\$306,506). Fraser health provided a \$10.5 million capital grant and BC Housing provided a \$22,835 landscaping grant.	Total capital cost of nearly \$8.4 million, from all three levels of government. CMHC and BC Housing gave matching contributions of \$2.97 million each under the Canada-British Columbia Affordable Housing Program. The Government of B.C. also provided a grant of \$4.8 million and annual operating funding of nearly \$490,000.

Table 35: Project examples: Non-market housing for vulnerable populations



## 9 Findings and focus areas

### Focus areas:

- **Address market-rate housing needs**
- **Address non-market housing needs**
- **Enhance supply of rental housing**
- **Enhance housing affordability**
- **Facilitate development on vacant lands**
- **Prepare for anticipated growth in population aged 65 years and over**

The District of Sooke faces significant challenges in meeting its present and projected housing needs. The findings from the analyses and surveys suggest the following major themes:

### 9.1 Address market-rate housing needs for all age cohorts

The need to address market-rate housing for all age cohorts is evident, with a particular focus on middle to high-income young professionals, families, and seniors. Overall, Sooke is expected to display an additional net housing need for 2,014 owner-occupied and 439 renter-occupied housing units during the period 2016 – 2031. This housing need is likely to be distributed between two demographic segments, i.e. with household maintainers in 45 – 54 years (middle-age family households) and households with maintainers 65 years and over (senior households).

Households with maintainers 45 - 54 years old and maintainers 65 years and over are expected to experience a housing need. Households with 45 – 54 year old maintainers are expected to amount to 499 new net owner-occupied housing units and 89 new renter-occupied units. Senior households (with maintainers in 65 years or over) are expected to display a housing need for 1,181 new owner-occupied housing units and 194 new renter-occupied units.

The expanding demographic segments present two possible housing preference demands. The middle-age households are expected to need to downsize their home and move to a smaller, more suitable dwelling. Their family will be smaller, which may consist of one or two older children and perhaps no children at all. These empty nesters or near-empty nesters may either look for owned detached dwellings or two-bedroom rental units depending on future preferences and prices. The senior households are more likely to display demand for smaller owner-occupied housing, and many seniors will need affordable rental housing.

### 9.2 Address non-market housing needs

The District currently has an inventory of roughly 268 non-market units or 5 percent of the total occupied housing stock (5,255 in 2016). Assuming that the District is able to maintain its future non-market

housing at 2016 levels the housing needs of the community will be roughly 344 units (5 percent of 6,886) by 2026 and 385 units by 2031.

Due to the aging demographic of the District, there will continue to be increasing demand for already scarce affordable units that are appropriate for seniors or older adults that want to age-in-place. The expected increase in the share of the population aged 65 years and over in Sooke will likely increase the need for more seniors housing as well as assisted living.

The District has 51 emergency shelter beds and no transitional housing units and is expected to have a need for roughly a net increase of 60 emergency shelter beds by 2031 if current levels of need remain stable as a share of the total households. These housing needs will also require support services related to homeless outreach, homelessness prevention, women and children at risk of violence or who have experienced violence, individuals with addiction and substance use problems, individuals with mental and physical health conditions and/or other challenges that puts them at higher risk of homelessness. The reader should note that government-sponsored and subsidized housing is important to serve people with special needs but can only address a small portion of total housing demand.

### **9.3 Enhance supply of rental housing**

Sooke is largely a bedroom community and lacks a robust rental housing market. Rental housing will be important for Sooke's senior populations as transitioning from a large-lot single family dwelling to smaller dwellings that are easy to maintain with accessibility features is often an important part of the life cycle.

Sooke is facing an extremely tight rental housing market. Interviews with the stakeholders and municipal staff has also suggested that there is a limited supply of rental housing in the community. As a result, overall rents have significantly increased and several households are facing significant difficulty in securing appropriate housing.

The District contained 5,225 occupied housing units in 2016, of which 1,160 units were renter-occupied (2016 Census). Much of the rental units are in secondary suites, row houses, duplexes, and mobile homes. The remainder are to be located in single-family and semi-detached homes. Further, the District has added only added 68 apartment units and 70 duplex dwelling units during 2011 – 2018 (based on residential permit data), which is expected to be insufficient for addressing the pent-up demand from previous years.

### **9.4 Enhance housing affordability**

The study finds that single-detached homes in the community have a median price of \$599,900, and thus will not be affordable to 82 percent of the households in the community. Duplex and other attached townhouse units will not be affordable to 65 percent of total households. Apartments are not affordable to 68 percent of households in the community, while mobile homes are the most affordable housing products and will be affordable for 22 percent of households.

The households who are unable to afford to buy their primary home are likely to rent and put additional pressure on the rental market for smaller and more affordable units that are already in short supply, creating additional upward pressure on rental rates. This would create a domino effect on renter-households and more vulnerable populations, including seniors and low-income households, who are already frustrated by the lack of affordable units available on the market. These affordability issues are further exacerbated for the more vulnerable populations, including homeless and people with addictions and mental health issues.

### **9.5 Facilitate development on vacant lands**

The study finds that Sooke's land utilization analysis shows that vacant residentially zoned parcels are significantly low. The zone with the highest vacant zoned parcels are R1 (10 percent) and R2 (11 percent), representing 54 acres. Encouraging more density on these lands would be a better use of land and resources in Sooke. These zoned parcels could potentially represent opportunities for augmenting housing supply in the short-run, assuming that no major land development issues affect these parcels.

The findings also suggest that most of the RM-1, RM-2, RM-3, RM-4, RM-5 and RM-6 zoned parcels are adequately utilized and that the District would benefit by augmenting these zoning categories. However, there are 43 vacant R3 zoned parcels which might provide some opportunities for developing duplex dwellings in the short-run. Sooke will be well served by facilitating a greater diversity of dwelling types on vacant and under-utilized lands.

### **9.6 Prepare for anticipated growth in population aged 65 years and over**

Sooke is expected to display a net increase of roughly 1,375 senior households on an annual basis or a net increase of 92 households during 2016 - 2031. Householders 65 years old and over will witness a net increase of 1,181 owner households and 194 renter households

The District is projected to have a relatively small increase in the 55 – 64 age cohort compared to the increase for other ages of household maintainers (i.e., 187 net increase, 160 owner-occupied and 27 renter-households).

## 10 Housing Action Plan

Over the past few months the consultant has analyzed the demographic, socio-economic, and housing characteristics of Sooke and the surrounding region. In addition, the consultant has conducted comprehensive stakeholder consultation and a survey of the study area to identify some of the pressing housing needs of the community. The findings from the above analyses and consultation was then used to develop a comprehensive Housing Action Plan (HAP) for the community.

The over-arching objective of the HAP is to examine and provide a series of actions that could potentially be used by the District in addressing the housing challenges faced by the entire community. The HAP is mindful of the limited resources available to local governments and focuses on enhancing the community's ability to offer a wide variety of housing types, sizes, tenures, and prices across the housing continuum.

The HAP acknowledges that addressing the housing challenges faced by the community would require active engagement with non-profit partners, private sector development partners, major employers, the Provincial and Federal government, and other public agencies.

The HAP is also mindful of the current challenges faced by entry-level homeowners, renter-households, senior households, and low-income households in the community, as well as incoming young professionals, families, and retirees that desire to move to Sooke. The HAP focuses on enhancing the housing choices that are available to such households in the housing market. In addition, it is mindful of the fact that no single strategy can meet all housing needs; i.e. a combination of all discussed strategies will be required to address the housing issues faced by the community.

The HAP builds upon the seven focus areas identified in the previous section, namely:

1. Address market-rate housing needs
2. Address non-market housing needs
3. Enhance supply of rental housing
4. Enhance housing affordability
5. Prepare for anticipated growth in population aged 65 years and over

The resulting strategy represents a proactive approach to addressing the housing issues being faced by the District of Sooke, while staying within the resources and authority of the District.

## 10.1 Objective: Address market-rate housing needs

The community will benefit by using the findings from this study to guide new housing developments. It is important to note that the consultant recommends the District should periodically assess the residential supply and demand characteristics (every 3 to 5 years) because this will identify the most contemporary housing issues. This will help in achieving the most appropriate balance of diverse housing types and price points in the communities. At present, the suggested actions that follow will aid in creating more housing options for different population groups.

### 10.1.1 Strategy 1: Enhance density on properties that are already serviced with municipal water and sewer lines, particularly in existing urban properties.

HIGH PRIORITY

**Detail:** There is an opportunity to allow the owners of existing urban properties to increase density, for example, by converting a garage or basement into a rentable suite, constructing a secondary suite, adding a storey, or replacing single-family with multi-family housing. In addition, a significant amount of affordable housing can easily be added by promoting cheaper wood-frame multi-family (two- to six-storey) buildings. This strategy is expected to be the most cost effective overall, because it enhances density in existing neighbourhoods, provides more affordable housing options for residents, and in some cases provides opportunities for additional income to residents. However, such development can create local impacts (construction noise and dust problems), which lead to neighbourhood resistance. Regardless, facilitating development on vacant and underutilized lands is of great importance.

It is important to note that secondary suites increase the housing supply but are not considered affordable housing but are designed to increase the density and rental housing supply.

#### Suggested Actions:

- Sooke is progressive to already permit secondary suites in most residential zones except for manufactured home parks and multi-family residential. Continue to allow secondary suites in existing single-family home zones, subject to neighbourhood context, parking and design considerations. The consultant specifically recommends:
  - Consider requiring newly constructed single-family detached housing to be “suite-ready,” i.e. installation of utilities and other fire and life-safety requirements in place at time of original construction. Installing at the time of construction is less costly than retroactive installation; these upgrades can be cost-prohibitive for homeowners if not required at the time of the main dwelling’s construction.

- Allow homeowners a grant for renovation expenses related to secondary suites if committed to renting to residents for between 5 to 7 years. The consultant suggests grants for 25 to 50 percent (maximum \$10,000) for qualified renovation expenses. The suite must be in compliance at the end of the construction to receive the grant.
  - Facilitate workshops that instruct how to develop a secondary suite within compliance for secondary suites owners or those interested in providing them.
- Consider the use of lock-off, secondary and micro-suites in multi-family developments as part of upcoming neighbourhood plan updates. Consider these options for properties analyzed in the housing development analysis for Lot A, due to its proximity to downtown and public amenities which lend support to higher density configurations.
- Rezone large lot parcels for smaller parcel sizes and subdivisions as well as cooperative ownership structures. There are low vacancy rates in Sooke's residential zones, especially higher density zones (i.e., RM1 through RM6) and high vacancy rates for single-detached residential zones (R1 and R2); this presents an opportunity to allow smaller parcel sizes in the zones that are presently vacant or under-utilized.
- Promote tiny lots/micro-units in RM1 through RM6 with respect to District of Sooke's Cluster Dwelling use (i.e., Cluster Dwelling means one dwelling unit or two dwelling units within the same building which are on the same lot as at least four other dwelling units).
  - For instance, the consultant recommends allowing six houses on four lots facing a veranda instead of a traditional sixplex. This has the potential to create a "pocket neighborhood," which is a type of planned community that consists of a grouping of smaller residences, often around a courtyard or common garden, designed to promote a close knit sense of community and neighborliness with an increased level of contact. Pocket neighborhoods has shown to provide great potential for creating high social capital among both senior and multi-generational residents. This model could be based on ownership, rental or a combination of the two.
    - Example: Second Ave., Smithers, BC contains six houses on four lots facing a veranda instead of a six-plex and has reduced parking requirements. The affordable rental units (540 sf.) rent for \$750 per month, lower than most of the surrounding area.
  - Distinct from tiny lots/micro units are "tiny house" residences that represent a lifestyle/philosophical choice on the part of the residents. The International Code Council defines tiny house as a dwelling sized under 400 square feet, which necessitates a strong commitment to a certain lifestyle on the part of the occupants that is not widely suitable for the general population. In contrast to manufactured homes, tiny homes are typically more expensive and do not offer a reasonable solution for affordable housing. Structurally, the main difference in tiny houses and manufactured homes is that the former does not require a permanent chassis to ensure the initial and continued transportability of the structure. Currently, manufactured homes are allowed in Sooke to act as small suites.

- Reduce parking for detached housing from two spaces to one space particularly for neighborhoods adjacent to the Town Centre.
- Flexibility in minimum lot sizes and setbacks, principally R2 and R3.
- Encourage compact housing proposals from private developers,
  - For example, lot splitting, backyard infill, and freehold townhomes.
- Allow flexibility in higher densities and building heights. Floating height limits within two or three blocks allows incremental development within neighborhoods. Neighborhoods can avoid creating “monocultures” and adjust to market demand by allowing height limits to vary based on the average heights of buildings.

**Success Measures:** Number of market-rate dwelling units; number of housing completions; rent affordability; vacancy rates; assessments.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services, homebuilders, developers, and homeowners.

### 10.1.2 Strategy 2: Enhance the supply of entry-level housing for young adults/professionals and senior-appropriate housing

**MEDIUM PRIORITY**

Sooke will be well-served by working with homebuilders in reducing the costs and the risks associated with developing. This is especially important because the housing market features a range of risks related to development returns. Thus, the communities will benefit by providing incentives to developers of seniors housing and housing that appeals to working families in the community to reduce their front-end costs as well as the anticipated risks in the development. This strategy is expected to be very effective in addressing housing needs for senior households and working family households in the community. This would create dwelling types that are needed in the community and improved utilization of land with appropriate housing types, thus increasing the housing options available to the community as well as the local tax base.

#### **Suggested Actions:**

- Use municipal entitlements and incentives to direct growth within appropriate locations
  - There is demand for a strata small-parcel lots that require little to no maintenance. Communities of this design were brought up in part of the interviews and surveys with stakeholders.



- Directing growth with mixed use functionality in the Town Centre with smaller, higher density dwellings and finer interior furnishings serves some of the perceived demand of both middle- to high-income senior and young professional households.
- Potential incentives could include reducing fees, granting density bonuses, and otherwise working with developers on reducing their front-end costs.
- It was reported that large subdivisions (subdivisions greater than 20 lots) are typically better financially suited to include smaller parcels. Generally, new single-family developments for lots under 0.5 acres should only be allowed in major community developments because allowing many small subdivisions of less than 20 lots will create difficulty for construction of infrastructure needed to serve each lot.
- Create capital funding options for achieving affordable housing (see opportunities for capital funding in Section 9 for Provincial government role.)
- Advocate to other levels of government for specific measures to address funding gaps for low-to-moderate income housing (e.g., CMHC seed funding, capital funding, subsidies and tax incentives or other measures).
- Residents may act as their own developer in a cohousing development where the price point may be 10 to 20 percent lower than market value. Consider providing development incentives for residents to develop their own cohousing developments, with special attention for senior cohousing developments.
- Monitor progress quarterly using Success Measures below.

**Success Measures:** Number of market-rate entry-level housing units, seniors housing units, number of units, rent affordability and vacancy rates, sales prices and rental rates, affordability and vacancy rates.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services and homebuilders.

## 10.2 Objective: Address nonmarket housing needs

Non-market housing refers to a wide spectrum of housing types, including affordable seniors housing, subsidized social housing for people with special needs, homeless shelters, transition housing, and various housing types that low- and middle-income households can rent and purchase.

### 10.2.1 Strategy 1: Work with other levels of government, community agencies, and the development community to address housing affordability issues in terms of seniors housing and below market-rate rental housing

**MEDIUM PRIORITY**

The greatest nonmarket housing needs appears to be in seniors housing, assisted living, and below market-rate rental. Sooke will gain by working with the non-profit sector and Provincial and Federal agencies to create and implement programs and policies to address that adequate number of affordable rental housing is available to support the increase in low-income singles, families and seniors going forward. In addition, the gap of housing services for mental health, substance abuse, and homelessness issues in the community has been well-addressed and should be reassessed within the next three to five years.

#### Suggested Actions:

- Explore opportunities for innovative multi-agency cooperation with other levels of government, the development community, and non-profit housing providers.
- Promote the creation of special needs housing projects that are managed by community agencies and non-profits, including seniors housing, shelters, and housing for the homeless and people with mental health and addiction issues.
- Review the use of municipal resources for housing affordability projects, in conjunction with Council's financial plan, business plan and capital funding processes.
- Advocate, in collaboration with others, for increased senior government support of local housing affordability initiatives.
- Enhance the supply of seniors housing through the Housing Reserve Fund, donating municipality-owned land, grants-in-aid, and waiver of property taxes or development charges for non-profit housing projects to facilitate development of much-needed seniors housing.
- Partner with non-profit agencies to enhance the support services for the homeless population.
- Consider pursuing funds from the BC Government's modular housing program, which seeks to invest \$291 million towards building 2,000 modular housing units for homeless

people or those at risk of homelessness. The Province is expected to work with local governments and community groups in order to create a homelessness action plan through permanent housing and services, starting with Prince Rupert (\$3.6 million for 44 units), Terrace (\$8 million for 52 units) and Vernon (\$11 million for 53-unit supportive housing project).

- The District should work with First Nation community partners to help connect CMHC and First Nations low-income seniors or adults that live with disability for CMHC programs that offer financial assistance for the construction of secondary suites.

**Success Measures:** Number of non-market-rate housing units, including shelters, transitional homes, seniors housing, supportive, and below market-rate rentals.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services, senior government (provincial and federal), CMHC, non-profits and homebuilders

### 10.2.2 Strategy 2: Undertake research and education to support innovation

**MEDIUM PRIORITY**

#### **Suggested Actions:**

- Create and maintain an inventory of affordable and accessible housing in the community.
- Research housing affordability programs and development models used in other locations, to foster innovation in housing affordability and communicate best practices.
- Collect, analyze, and provide housing data to non-market housing providers, other municipalities, community agencies, government agencies, and the media, as needed, and to support housing affordability initiatives.
- As part of the ongoing implementation of this strategy, Council may consider funding of additional staff resources if required to implement and deliver all elements of this strategy action or a portion of a staff position funded through a District, regional or District-CRD-combined Affordable Housing Fund.

**Success Measures:** Collaborate with community agencies and non-market housing providers in identifying current housing needs of the community.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services, private home developers.

### 10.3 Objective: Enhance supply of rental housing

Enhance the supply of multi-family rental housing within the District. One of the obstacles faced by the District is the cost of developing rental housing and corresponding affordability of the rental products. Residents that recognize the affordability issues must be willing to embrace denser built forms and residents that deal with affordability issues will need to live in multi-family buildings, including duplexes, fourplexes and apartment buildings.

#### 10.3.1 Strategy 1: Facilitate rental housing supply

HIGH PRIORITY

#### Suggested Actions:

- Recognizing shifting housing market dynamics, encourage the development of designated market rental units.
- Continue to enhance rental supply through the creative use of municipal incentives, density bonus, selective DCC discounts, reduced parking requirements, and other programs. The District could also potentially enter into a partnership with developers to develop and operate rental apartment units on District-owned land parcels. Some other suggestions include a rental housing grant program. The City of Kelowna has been successful in offering developers of purpose-built rental housing the opportunity to obtain grant funding as a measure to offset Development Cost Charges.
- Review the Zoning Bylaw and design amendments that support purpose-built rental unit development.
- Exempt rental floorspace from maximum density allowances, in cases where maximum density has been achieved according to the Zoning Bylaw, subject to servicing, parking, traffic, urban design, building height/massing review.
- Encourage the development of building designs with a variety of innovative unit types (studios, lock-off suites, micro suites, accessible/special needs suites) and tenures, subject to detailed design review.
- Create and manage a database of available rentals and apartment listings available for contact by phone in a municipal directory. These should include houses, apartments, suites, and shared accommodation. Interested applicants can fill out a “Rental Seeker Form” and a waitlist can also serve as a metric for how many people need rental housing, and what type of rental housing they are seeking.

**Success Measures:** Number of rental units, rental rates, vacancy rates.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services and developers.

## 10.4 Objective: Enhance Housing Affordability

The community will be well served by working with developers to facilitate a diverse mix of affordable owner-occupied dwelling units going forward. For instance, reducing lot sizes has been shown to reduce the cost of residential products.

Affordable housing sites are recommended to be chosen based on specific criteria, such as:

- Proximity to amenities that significantly affect quality of life for income-constrained families and individuals (i.e. amenities such as transit, grocery stores, schools, daycare services, etc.);
- Research and context-sensitive understanding of owner and tenant preferences;
- Meaningful consultation with community stakeholders; and,
- The most up-to-date industry practices and standards.

Over a longer term, initiatives that enhance the local economy and attract a range of high-quality jobs and educational opportunities to the region can help to improve ability to pay. However, over the next five years (short-term) the communities will benefit by leveraging regulatory capacity and encouraging innovation in the housing market. Sooke can play a leadership role in facilitating affordable home ownership and rental housing solutions in the community by updating its land use policies, bylaws, zoning, and development processes.

### 10.4.1 Strategy 1: Facilitate more discussion between private non-profits, developers, and landowners concerning new affordable housing developments

**MEDIUM PRIORITY**

**Detail:** Cooperation and sharing of information between private non-profits that support affordable and/or social housing, developers, and landowners could create innovative solutions to increasing the supply of affordable housing. Discussions with stakeholders demonstrated the desire from each of these groups to communicate more effectively on matters of creating and managing affordable housing.

#### **Suggested Actions:**

- Continue to develop the Housing Committee and create subcommittees based on actionable items. The committee or subcommittees may also act as liaisons between private non-profits, developers, and landowners.
- Provide information to local non-profits on how to develop and manage below-rental housing sites with partners.

**Success Measures:** Number of applications for social care sites, units funded, and units created.

**Strategic Partners:** Housing Committee, Developers Advisory Board, landowners, non-profits that support affordable housing, developers.

#### 10.4.2 Strategy 2: Promote the sustainable development of more affordable housing units

**MEDIUM PRIORITY**

##### Suggested Actions:

- The District currently has 278 secondary suites according to building permit data up to 2018. Continue to allow higher housing densities through secondary and small suites.
- Facilitate the development of duplexes, triplexes, fourplexes, and wood frame apartment buildings, which are more affordable compared to other dwelling types.
- Enhance the supply of manufactured homes, i.e. the development of MHP zoned lands which contains only 3 vacant parcels in the community. This would be the most efficient short-term way of enhancing the affordable housing supply in the community.
- The District could regulate short-term rentals (those less than 30 days). This could improve the availability of smaller units to local residents. Research shows an increase in short term rentals (such as Airbnb) correlates with a slight increase in overall rents; in some cases there was even a slight increase in housing prices. Also note that the ability for homeowners to rent a portion of their residence may help them afford the high mortgages many homeowners experience in Sooke. Short-term rentals have not been correlated with increased traffic when compared to long-term rentals, so regulating short-term rentals may produce the added benefit of controlling rental rates and helping residents afford their home without changing the character of the neighborhood. Nearby municipalities to Sooke that regulate their short-term rentals include Victoria, Sidney, and Tofino. These regulations stipulate a time period of less than one month is permitted.

The key takeaway is for District decisionmakers to clarify priorities between housing affordability and tourism. For instance, if the priority is to pursue an industry-centric employment strategy, it may be warranted to tighten up on short-term rentals since they currently tie up somewhere between 3-5 percent of rental housing stock. In turn, this would create more workforce housing available for long-term tenants. Conversely, if an aggressive tourism promotion campaign is warranted, a permissive regulatory environment around short-term rental will serve the District well in attracting a broad and diverse base of tourists. Bringing in a licensing and permit regime is another option and the consultant recommends considering the one implemented in the City of Vancouver, where sales tax is collected from hosts and guests and is used to either fund tourism

promotion programs or creating affordable housing. The Economic Analysis for the District of Sooke produced by Urbanics (December 2019) further expands on short-term rentals and their relation to the District's local economy.

- Consider a land bank (i.e., a large body of land held by a public or private organization for future development or disposal).
- Explore applying tax exemptions to include all new ownership units for residents. The consultant recommends setting the threshold at or below area median income; possible percentages include 75 percent for first 5 years, reducing to 50 percent for second 5 years.
- Rent bank for specific populations in need (in the case of Sooke, low income one-person or lone-parent households and low-income senior populations face the most difficulty).
- Encourage the development of smaller units in line with the projected increase in one-person and two-person households in the community. This is expected to create demand for studio, one- and two-bedroom units going forward. The Municipality could facilitate this by developing more detailed guidelines for purpose-built smaller sized rental units as well as secondary suites, laneway homes, and accessory apartments in ancillary structures within existing large homes.
- Regular housing assessments will enable more data-driven decision making and help determine the level of success for affordable housing strategies. The consultant recommends using the same indicators across each neighborhood to compare which neighborhoods are achieving the highest affordability. Many community partners are already collecting useful data, especially public health professionals. With community partners, develop and apply affordable housing metrics, indicators and targets at the neighborhood-level and record changes over time. Some examples of indicators include:
  - Number of affordable housing units
  - Percentage of housing types in the neighborhood
  - Housing affordability (households spending 30% or more of household income on rent or mortgage payments)
- Encourage factory-built/prefabrication housing policy if the economy of scale still produces savings for the final residential product.
- Assess Development Cost Charges from parcel size to gross floor area basis to incentivize smaller size units more compact developments.
- Set targets for affordable housing units. Based on current rates of owners and tenants paying 30 percent or more on shelter, the following are suggested targets:
  - Roughly 1,343 for ownership by 2031 (22 percent) is roughly 90 per year, 768 for tenants by 2031 (48 percent) is roughly 52 per year.

**Success Measures:** Number of affordable housing units created, sales prices, and number of mobile homes.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services and developers.



### 10.4.3 Strategy 3: Review existing Housing Reserve Fund

LOW PRIORITY

**Detail:** The District could potentially use the housing reserve fund to promote developments that produce more affordable housing products in the area. In addition, housing agreements could ensure that these units remain affordable even after resale. The Housing Reserve Fund could provide the much-needed seed-funding to initiate the development of affordable units in the District, in partnership with Federal and Provincial governments.

#### **Suggested Actions:**

- Fund Housing Reserve Fund with the proceeds from the sale of District-owned lands and any other acceptable funding mechanism. These could include philanthropic contributions, contributions from large employers, or density bonuses.
- Monitor the growth of the Housing Reserve Fund and reviews its use and performance in facilitating affordable housing every year.
- Attract development partners that will leverage the Housing Reserve Fund contributions to facilitate rental housing, seed funding to initiate developments, and purchase land for affordable housing development.

**Success Measures:** Number of units funded and number of units created.

**Strategic Partners:** Sooke Planning Department, Sooke Development Services non-profits and developers.

## 10.5 Objective: Prepare for anticipated growth in population aged 65 years and over

### 10.5.1 Strategy 1: Ensure adequate accessibility in housing for seniors

**HIGH PRIORITY**

**Detail:** Sooke will advance by ensuring that senior-oriented housing provides adequate support for seniors with mobility issues or any other disabilities. Aging-in-place in one's current home is often ranked the first choice among seniors and soon-to-be seniors (i.e. empty-nesters, ages 45-64), the second choice often being able at least to age-in-place within the seniors' current neighborhood. In order to make this possible for residents, new housing stock should be held to a standard of providing accessible features for barrier-free living. The retrofit of existing stock is also important for providing safe housing for older adults.

#### **Suggested Actions:**

- Incentivize universal design standards in newer residential products. The goal of the universal design movement is to make the indoor and outdoor home environment more accessible to people of all ages and abilities. There are numerous design features that universal design guidelines recommend, and the consultant suggests to initially focus on the five main features that make homes accessible to those with impaired mobility and who have difficulty grabbing and turning knobs:
  - No-step entries and single-floor living, which eliminate the need to navigate stairs;
  - Switches and outlets reachable at any height;
  - Extra-wide hallways and doors to accommodate those in wheelchairs; and,
  - Lever-style door and faucet handles.
- Encourage secondary suites, mother-in-law suites, and a broader variety of dwelling types in existing neighbourhoods to allow residents to stay within their community throughout the life cycle. For example, housing types that accommodate the life cycle include housing appropriate for the single individual, to young family, to middle-age, to empty nesters, to retirees.
- Continue promoting medium-density, ground-oriented housing and set standards for accessible, barrier-free housing. Consider the following when evaluating targets:
  - The number of new seniors-maintained households is 1,375 by 2031, or roughly 92 per year.
- Attract remodeling businesses to conduct business. Many older adults will remain in the homes they currently occupy. Retrofitting older housing with accessibility features could be a growth market for the remodeling industry.

## HOUSING NEEDS REPORT

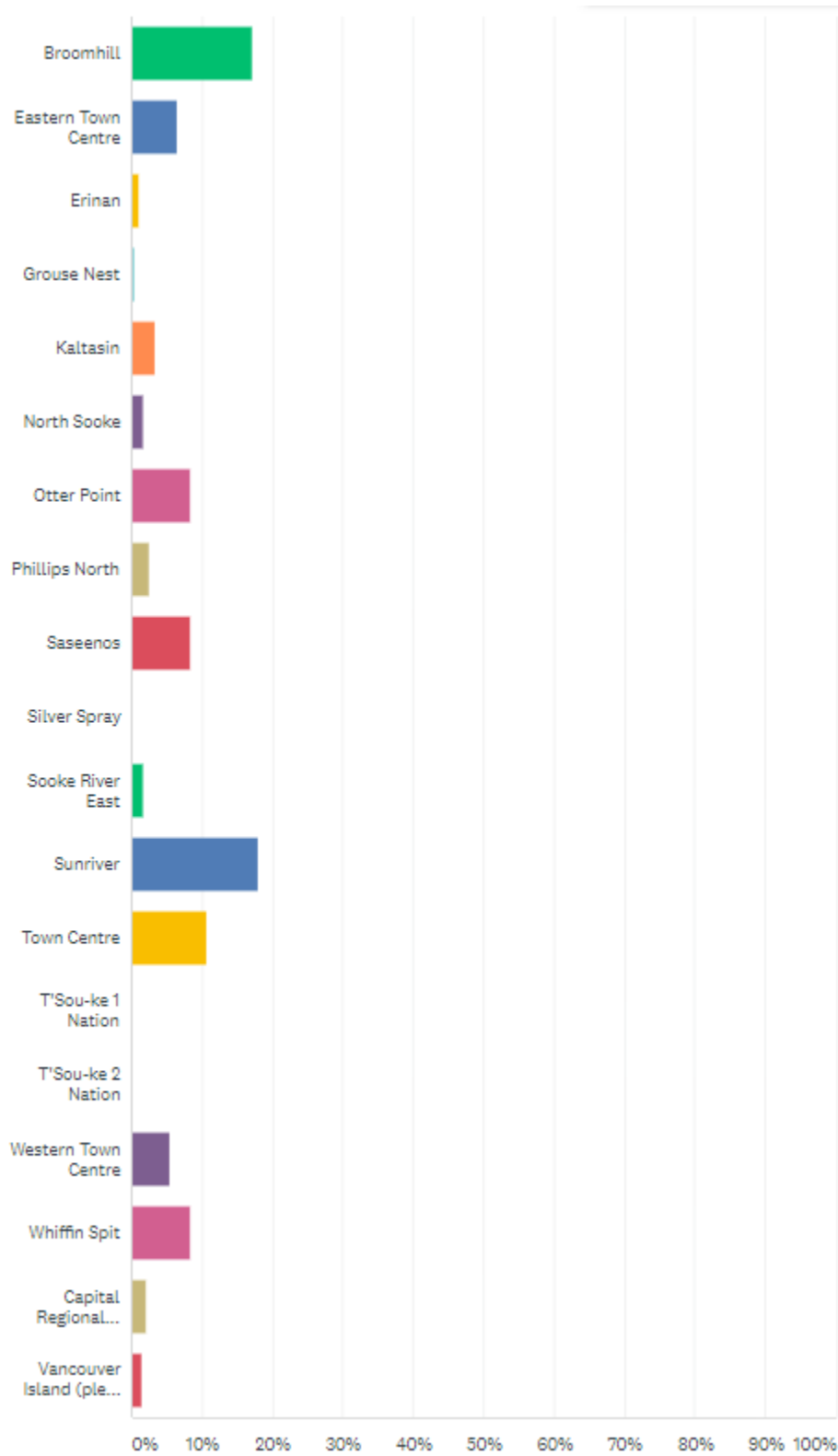
**Success Measures:** Number of homes with at least five main universal design features, rates of seniors aging-in-place

**Strategic Partners:** Sooke Planning Department, Sooke Development Services homebuilders and remodeling businesses

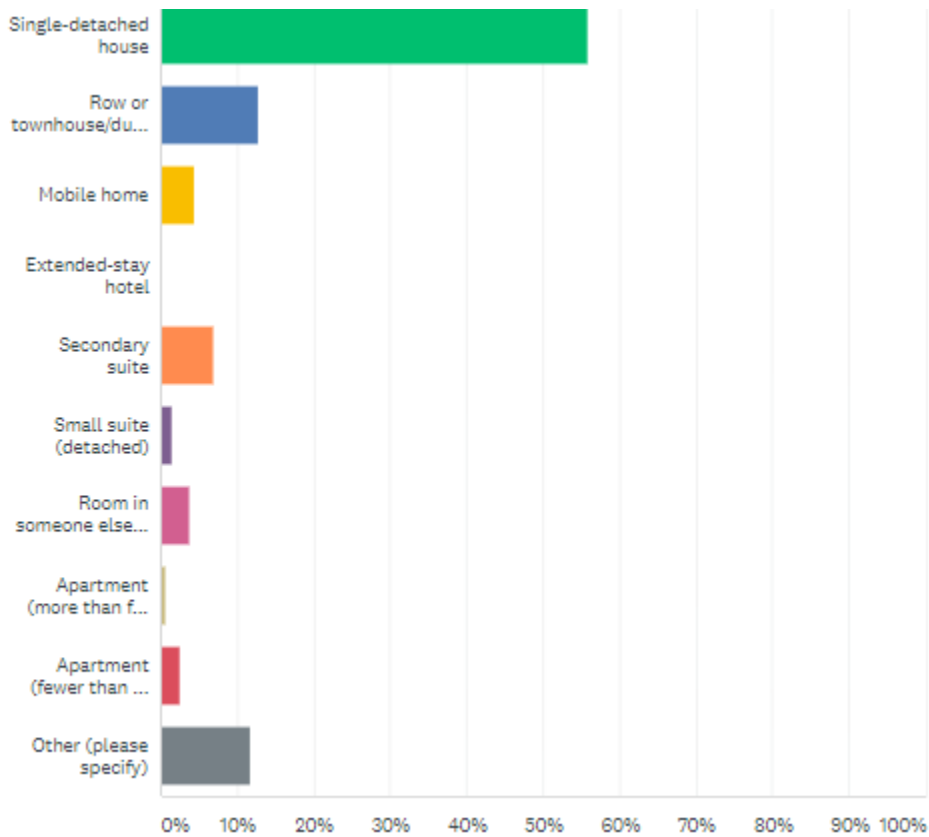
## Appendix 1: Online Survey Findings

Urbanics conducted an online survey of the residents to gain additional insights related to housing needs in the District of Sooke. The survey received a combined total of 293 responses out of a population of roughly 13,060 in the study area. This represents a statistically significant sample size with a confidence level of 95 percent and a margin of error of 5.6 percent. Thus, findings from the survey can be expected to be representative of the housing needs in the study area. Urbanics Consultants will not share this information with any other agency and the information is protected by the Freedom of Information and Protection of Privacy Act (FOIP) on the part of Urbanics Consultants. The SurveyMonkey Privacy Policy (<https://www.surveymonkey.com/mp/legal/privacy-policy/>) disclosed to respondents that any personal data collected from them in the survey may be transferred to various countries, including the United States and other locations SurveyMonkey has offices.

**Q1: Where do you reside now? Please choose the answer that best fits your situation.**

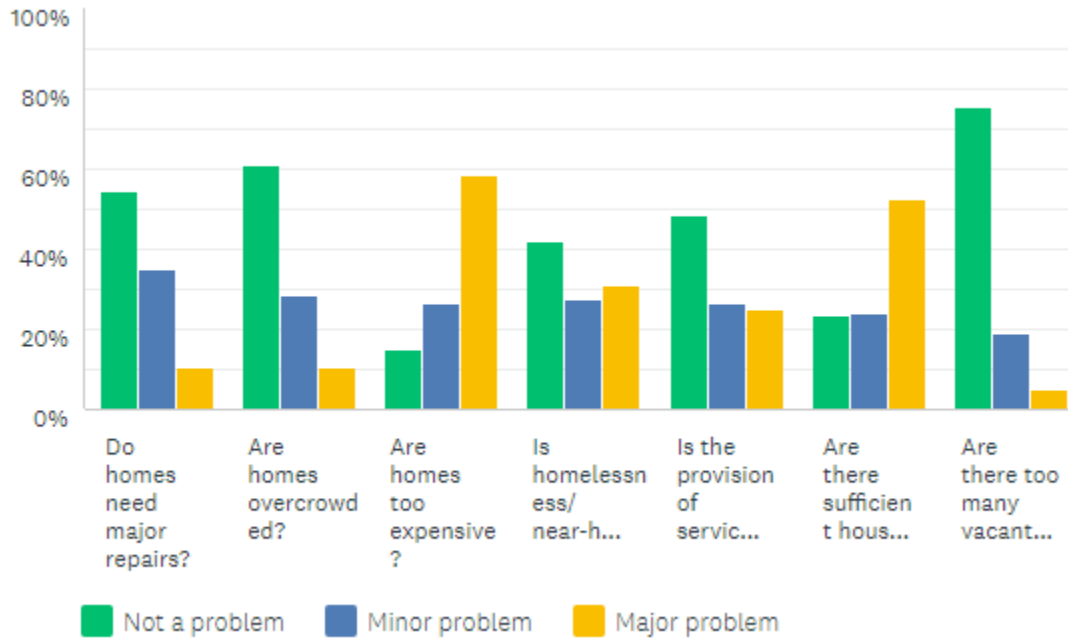


**Q2: Which of the following best describes your current dwelling type?**



ANSWER CHOICES	RESPONSES
Single-detached house	55.86%
Row or townhouse/duplex/triplex/etc.	12.76%
Mobile home	4.48%
Extended-stay hotel	0.00%
Secondary suite	6.90%
Small suite (detached)	1.38%
Room in someone else's home	3.79%
Apartment (more than five storeys)	0.69%
Apartment (fewer than 5 storeys)	2.41%
Other (please specify)	<a href="#">Responses</a> 11.72%

**Q3: What are some of the pressing housing issues in your neighbourhood?**



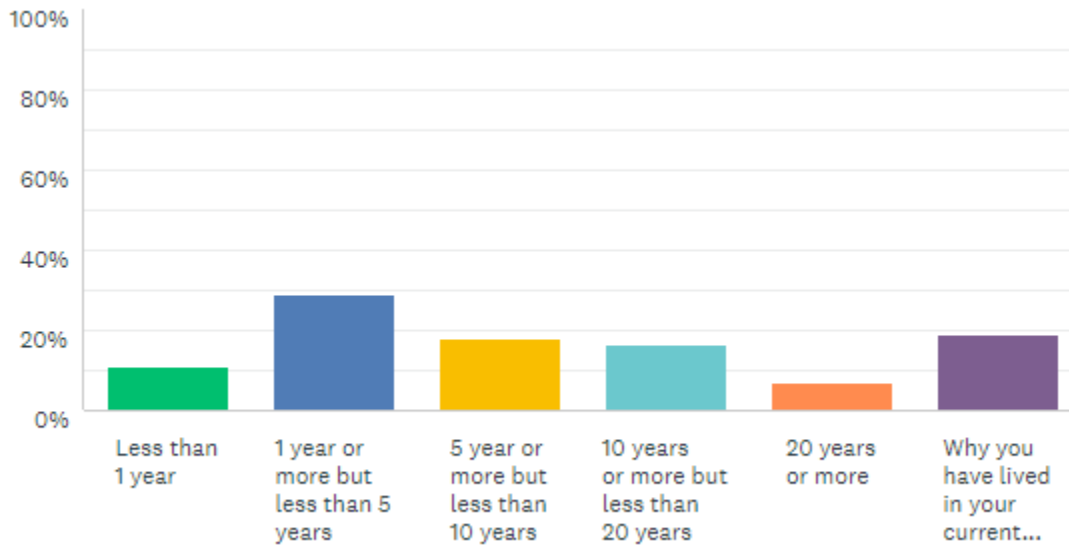
	NOT A PROBLEM	MINOR PROBLEM	MAJOR PROBLEM
Do homes need major repairs?	54.38% 149	35.04% 96	10.58% 29
Are homes overcrowded?	60.98% 161	28.41% 75	10.61% 28
Are homes too expensive?	14.80% 41	26.71% 74	58.48% 162
Is homelessness/near-homelessness a problem?	41.84% 118	27.30% 77	30.85% 87
Is the provision of services (roads, sewer, water and electricity) an issue?	48.56% 135	26.26% 73	25.18% 70
Are there sufficient housing options for different people with different needs (ex. single people, elders, families, etc.)?	23.47% 65	24.19% 67	52.35% 145
Are there too many vacant lots in the neighbourhood?	75.72% 209	19.20% 53	5.07% 14



**Q4: How many people, including you, currently live in your household within the following age groups?**

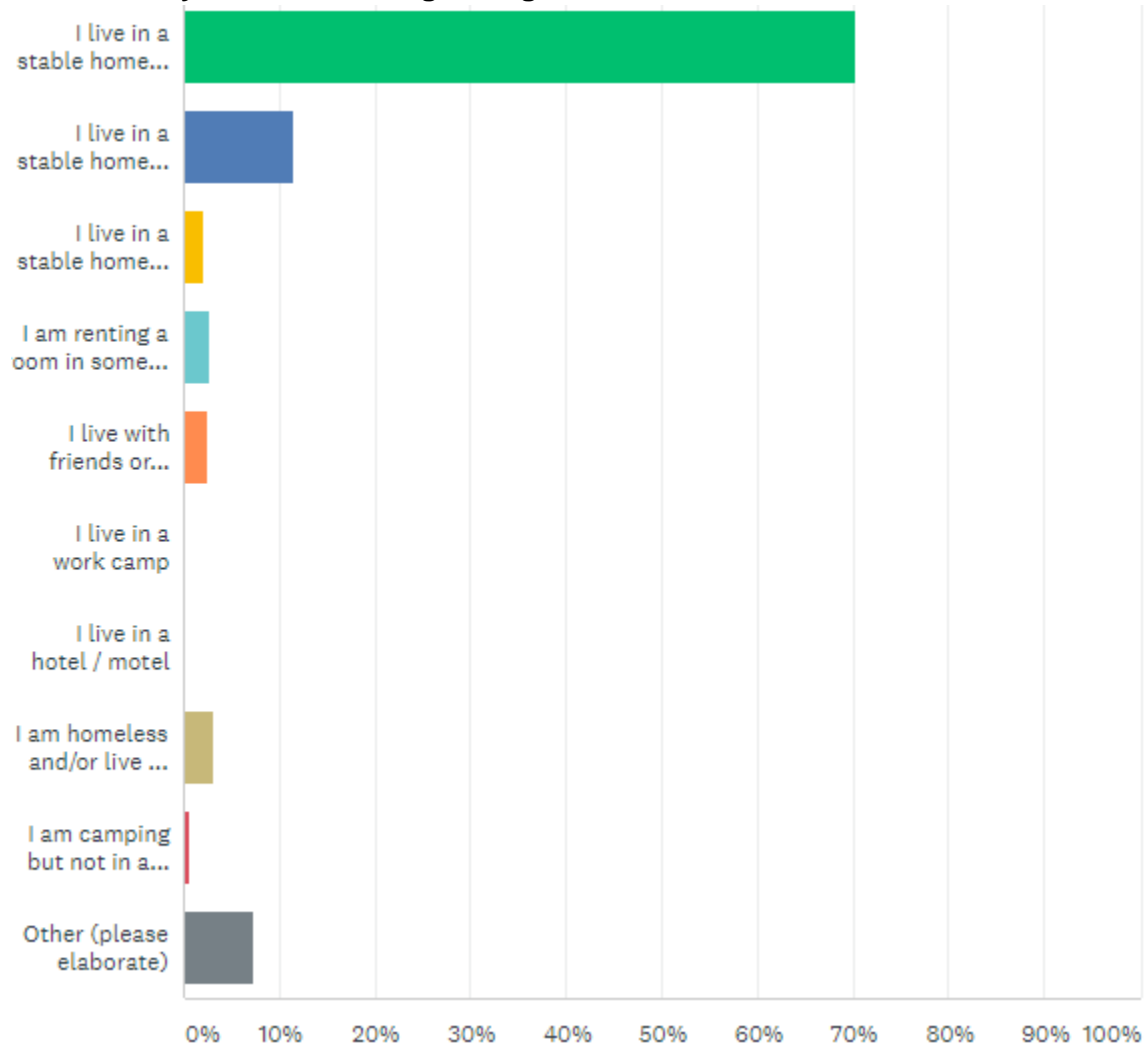
ANSWER CHOICES	RESPONSES
14 years or less	Responses 43.73%
15 - 34 years	Responses 45.16%
35 to 64 years	Responses 76.70%
65 years and over	Responses 36.56%

**Q5: How many years have you lived in your current home?**



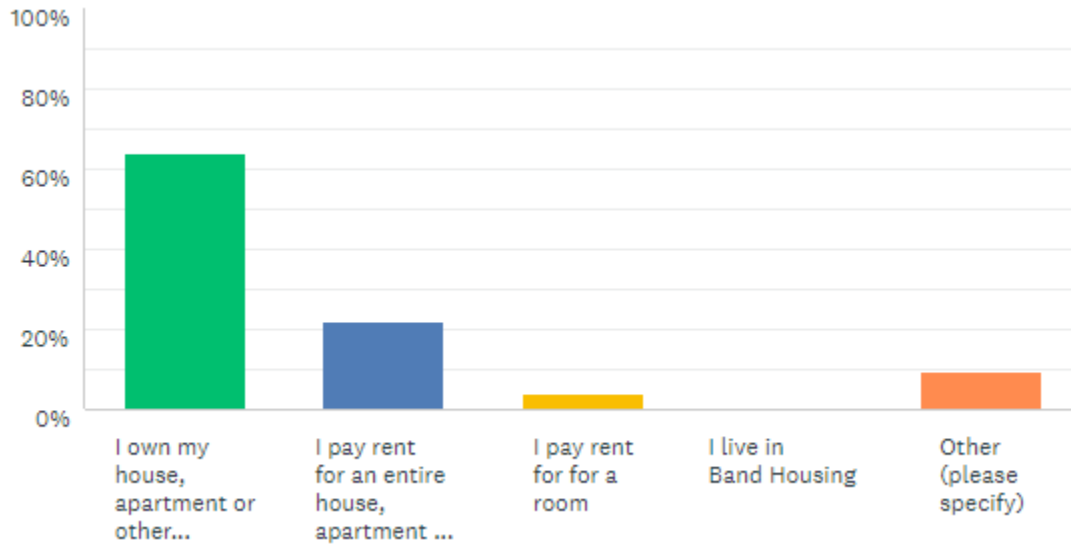
ANSWER CHOICES	RESPONSES
Less than 1 year	10.80%
1 year or more but less than 5 years	28.92%
5 year or more but less than 10 years	18.12%
10 years or more but less than 20 years	16.38%
20 years or more	6.97%
Why you have lived in your current dwelling for this length of time?	Responses 18.82%
<b>TOTAL</b>	

**Q6: What is your current living arrangement?**



ANSWER CHOICES	RESPONSES
▼ I live in a stable home with family	70.24%
▼ I live in a stable home with no family or roommates	11.42%
▼ I live in a stable home with roommates	2.08%
▼ I am renting a room in someone else's home	2.77%
▼ I live with friends or family on a temporary basis (couch-surfing, etc.)	2.42%
▼ I live in a work camp	0.00%
▼ I live in a hotel / motel	0.00%
▼ I am homeless and/or live in a shelter	3.11%
▼ I am camping but not in a work-camp	0.69%
▼ Other (please elaborate)	Responses 7.27%

**Q7: Do you own or rent the place where you live?**



ANSWER CHOICES	RESPONSES
▼ I own my house, apartment or other dwelling	64.24%
▼ I pay rent for an entire house, apartment or other dwelling	21.88%
▼ I pay rent for for a room	4.17%
▼ I live in Band Housing	0.00%
▼ Other (please specify)	Responses 9.72%
<b>TOTAL</b>	

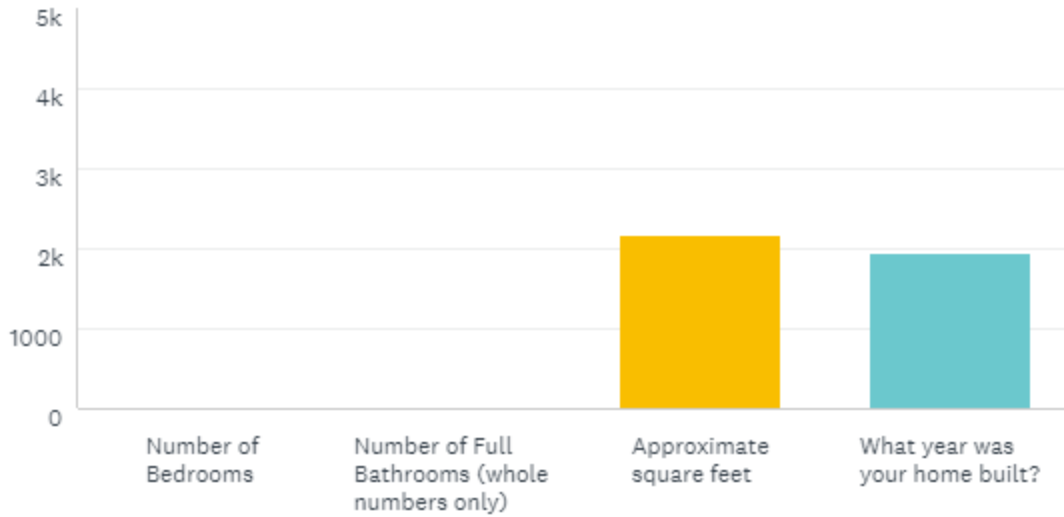
**Q8: Why do you live in Sooke?**

Some recurring comments include:

- Natural beauty
- Small town charm
- Small community feeling
- I grew up here
- Active and friendly community
- Years ago, it was affordable to buy a house
- Rural setting with access to services and amenities
- I thought it would be cheaper and more affordable but now selling to move back to Langford due to daycare issues/ lack of work options in Sooke
- Been here 30+ years and love it!
- Retired in Sooke after military service
- I love that we are raising our children on a farm and helping other families have access to fresh, real food.

**Q9: What is the size of your home? (Whole numbers only, ex.: 2, 1, 1000, 1990)**

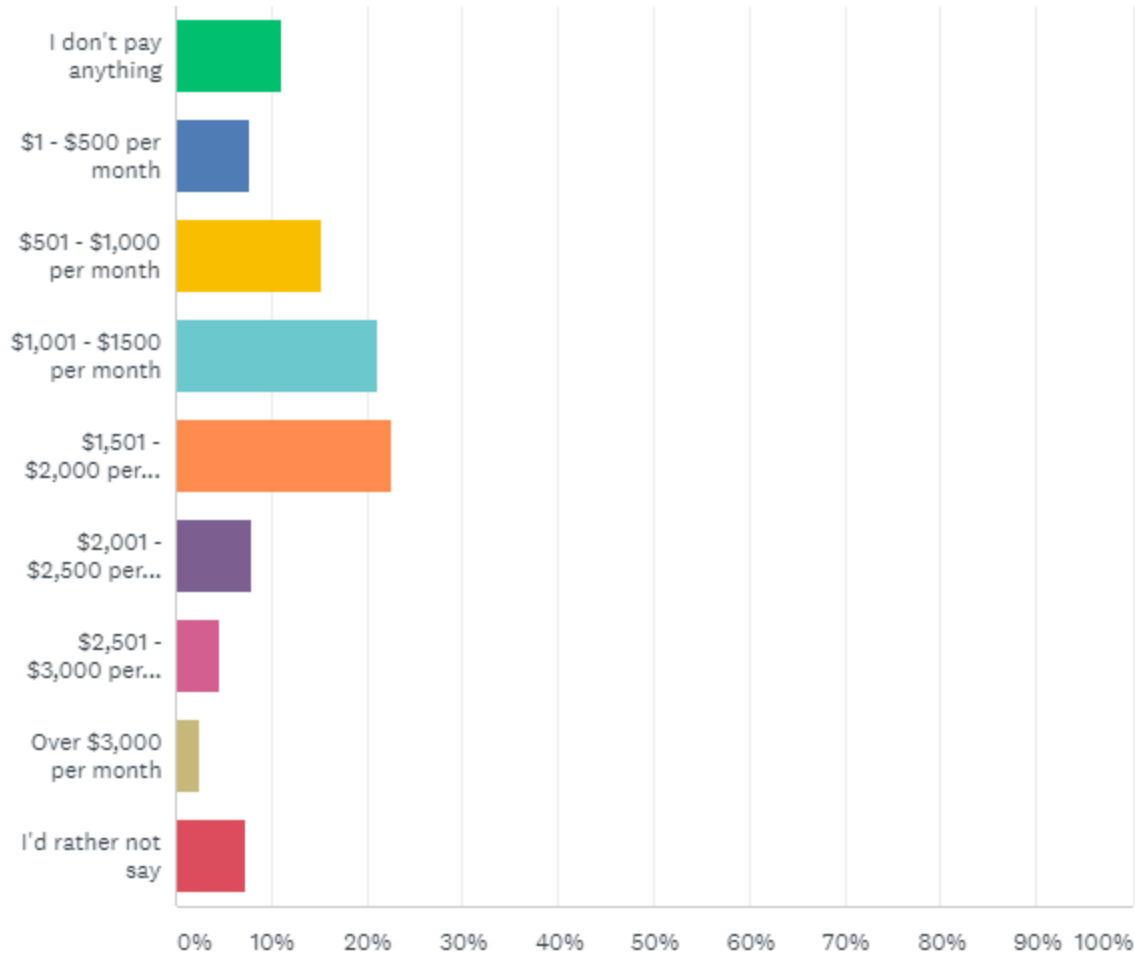
# HOUSING NEEDS REPORT



ANSWER CHOICES		AVERAGE NUMBER
Number of Bedrooms	<a href="#">Responses</a>	3
Number of Full Bathrooms (whole numbers only)	<a href="#">Responses</a>	2
Approximate square feet	<a href="#">Responses</a>	2,186
What year was your home built?	<a href="#">Responses</a>	1,939
<b>Total Respondents: 271</b>		

**Q10: What do you pay for housing per month, excluding utilities?**

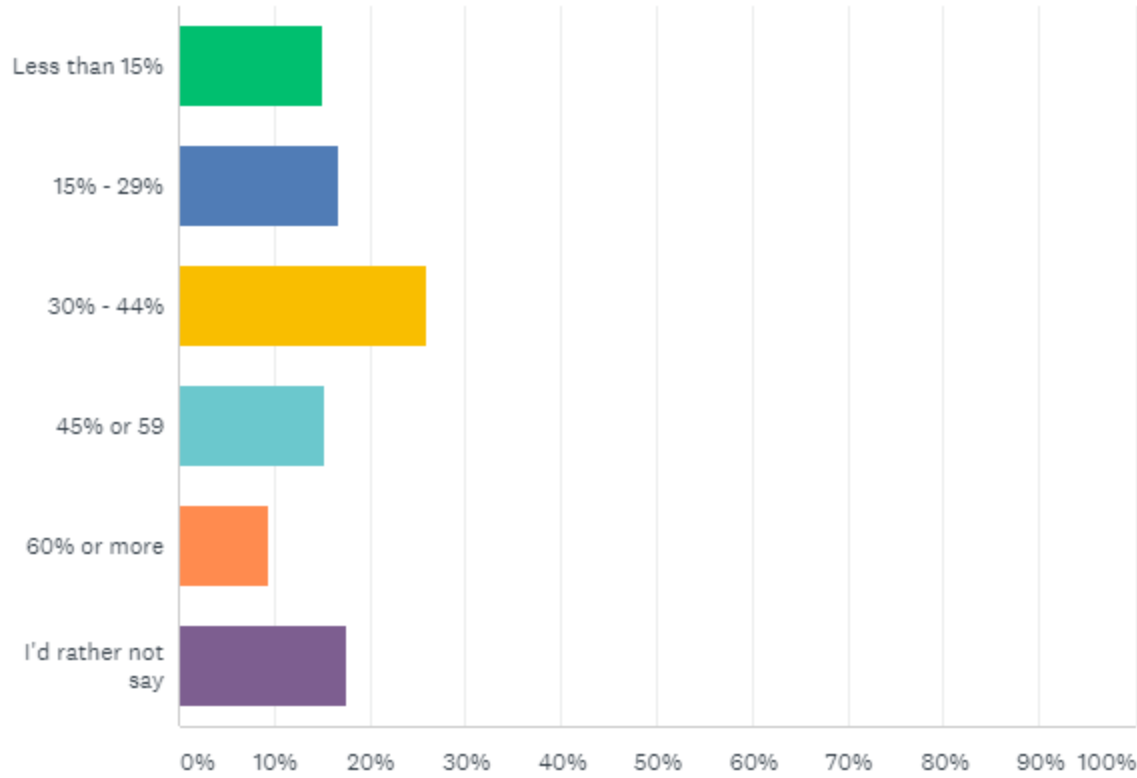
## HOUSING NEEDS REPORT



ANSWER CHOICES	RESPONSES
▼ I don't pay anything	11.11%
▼ \$1 - \$500 per month	7.64%
▼ \$501 - \$1,000 per month	15.28%
▼ \$1,001 - \$1500 per month	21.18%
▼ \$1,501 - \$2,000 per month	22.57%
▼ \$2,001 - \$2,500 per month	7.99%
▼ \$2,501 - \$3,000 per month	4.51%
▼ Over \$3,000 per month	2.43%
▼ I'd rather not say	7.29%

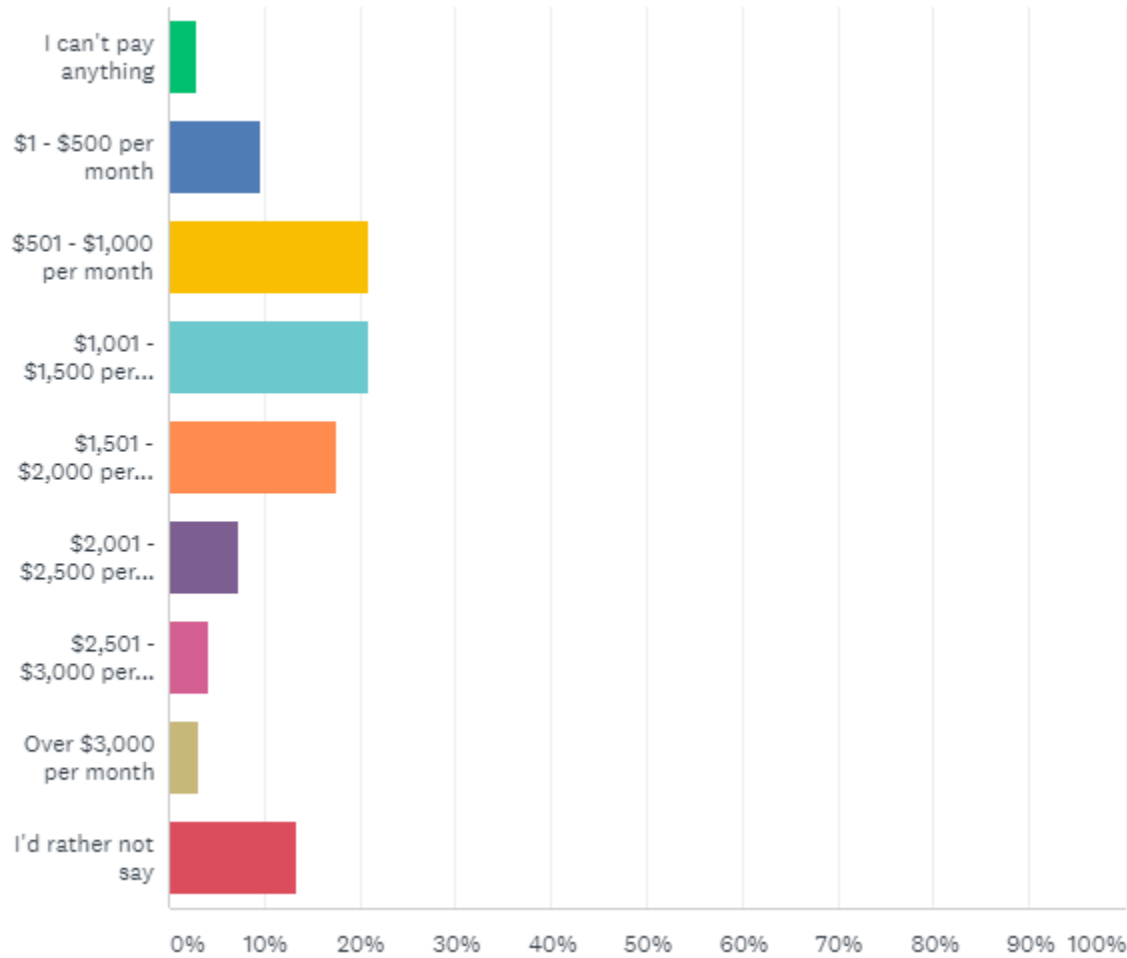
**Q11: About what percentage of your before-tax income do you pay for your housing per month, excluding utilities?**

# HOUSING NEEDS REPORT



ANSWER CHOICES	RESPONSES
Less than 15%	14.96%
15% - 29%	16.79%
30% - 44%	25.91%
45% or 59	15.33%
60% or more	9.49%
I'd rather not say	17.52%

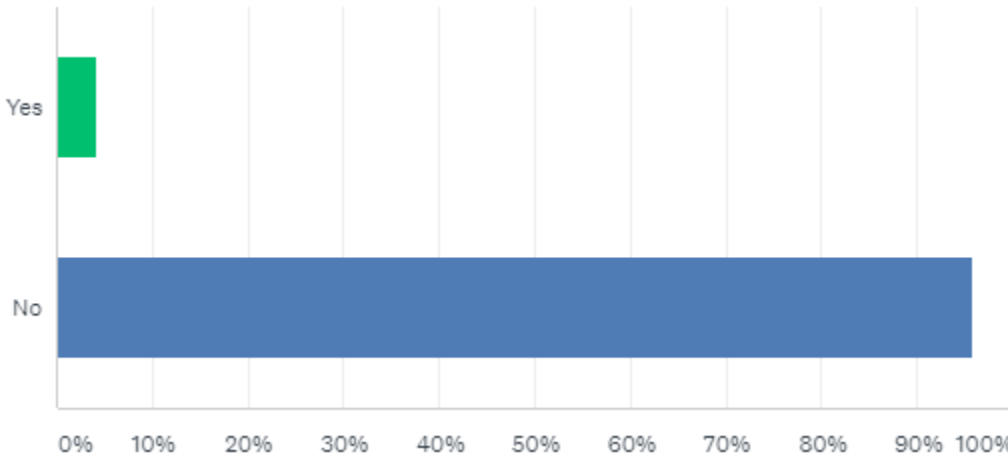
**Q12: What can you afford to pay for housing per month, excluding utilities?**



ANSWER CHOICES	RESPONSES
▼ I can't pay anything	2.83%
▼ \$1 - \$500 per month	9.54%
▼ \$501 - \$1,000 per month	20.85%
▼ \$1,001 - \$1,500 per month	20.85%
▼ \$1,501 - \$2,000 per month	17.67%
▼ \$2,001 - \$2,500 per month	7.42%
▼ \$2,501 - \$3,000 per month	4.24%
▼ Over \$3,000 per month	3.18%
▼ I'd rather not say	13.43%

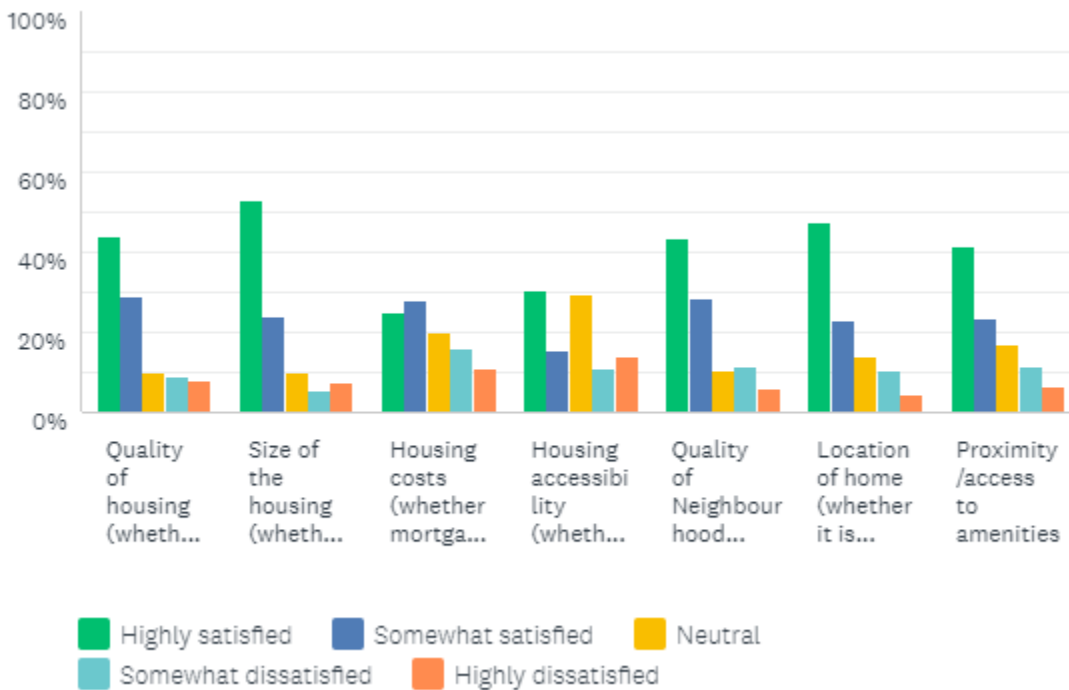


**Q13: Is your rent or housing cost subsidized or reduced by a government or charitable organization?**



ANSWER CHOICES	RESPONSES
▼ Yes	4.27%
▼ No	95.73%

**Q14: How satisfied are you with your current living conditions?**

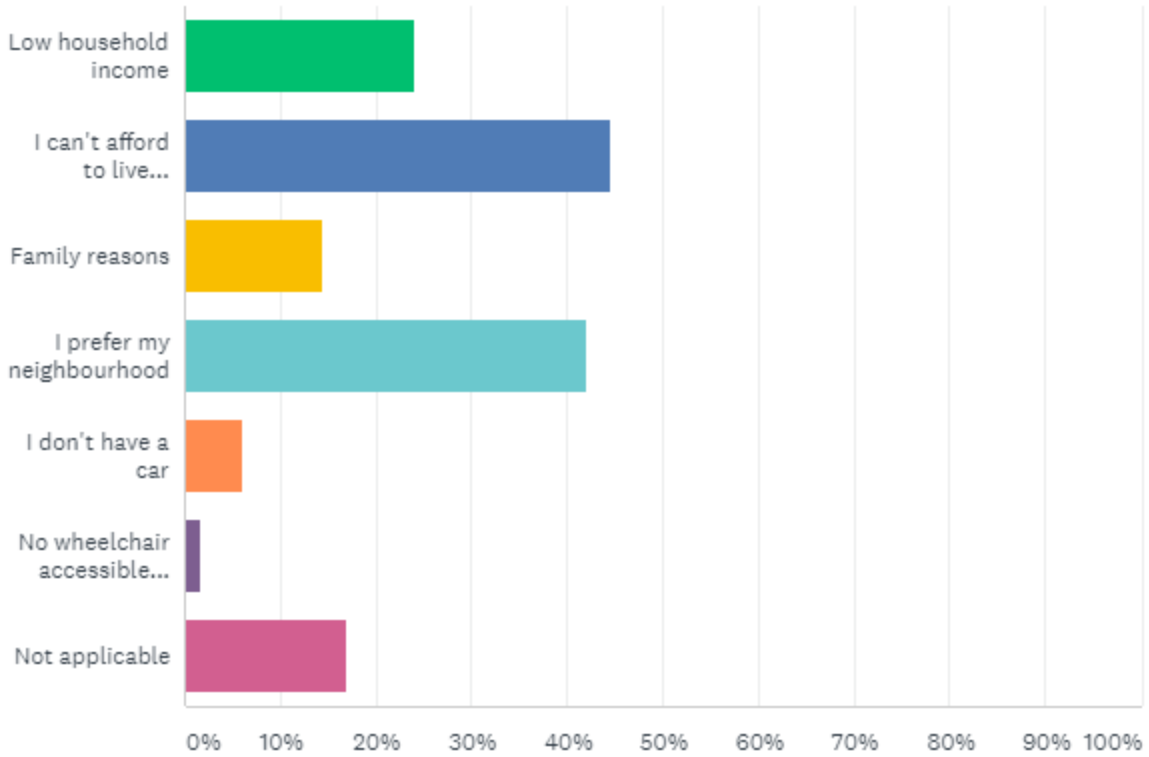


## HOUSING NEEDS REPORT

	HIGHLY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL	SOMEWHAT DISSATISFIED	HIGHLY DISSATISFIED
Quality of housing (whether it needs repairs etc.)	44.21% 126	28.77% 82	10.18% 29	8.77% 25	8.07% 23
Size of the housing (whether adequate for household)	53.02% 149	23.84% 67	9.96% 28	5.69% 16	7.47% 21
Housing costs (whether mortgage payment / rental payment is affordable)	24.82% 70	28.01% 79	20.21% 57	15.96% 45	10.99% 31
Housing accessibility (whether adequate for disabled people)	30.47% 85	15.41% 43	29.39% 82	10.75% 30	13.98% 39
Quality of Neighbourhood (Crime, homelessness etc.)	43.62% 123	28.37% 80	10.28% 29	11.70% 33	6.03% 17
Location of home (whether it is near grocery stores and important retail centers)	47.52% 134	23.05% 65	14.18% 40	10.64% 30	4.61% 13
Proximity/access to amenities	41.73% 116	23.38% 65	16.91% 47	11.51% 32	6.47% 18

**Q15: What are the barriers, if any, that keep you from moving to other neighbourhoods? (choose all that apply)**

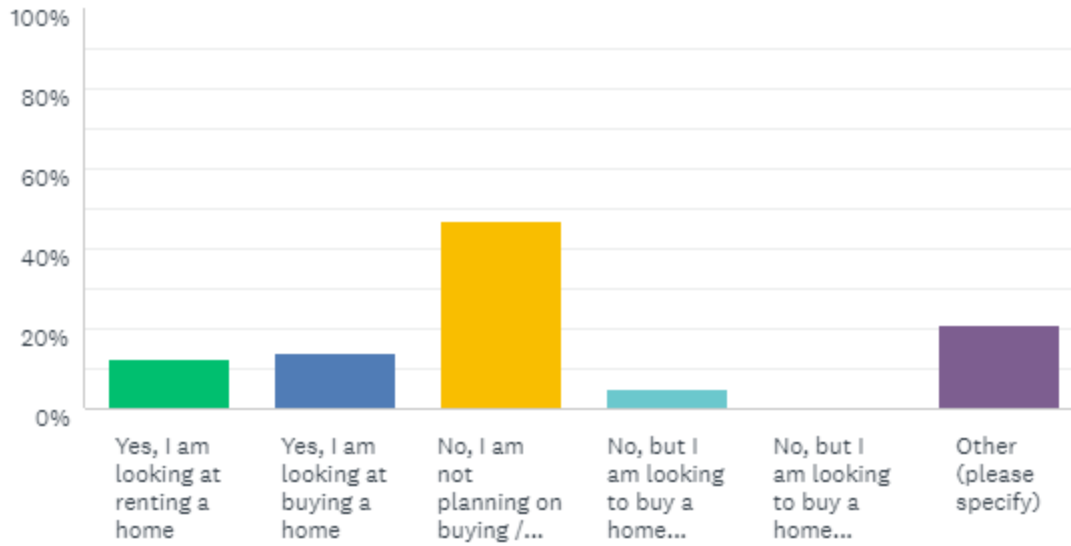
## HOUSING NEEDS REPORT



ANSWER CHOICES	RESPONSES
▼ Low household income	24.03%
▼ I can't afford to live anywhere else	44.52%
▼ Family reasons	14.49%
▼ I prefer my neighbourhood	42.05%
▼ I don't have a car	6.01%
▼ No wheelchair accessible housing (or no housing that meets my mobility needs) available	1.77%
▼ Not applicable	16.96%

**Q16: Are you looking to rent or buy a home in Sooke within the next two years?**

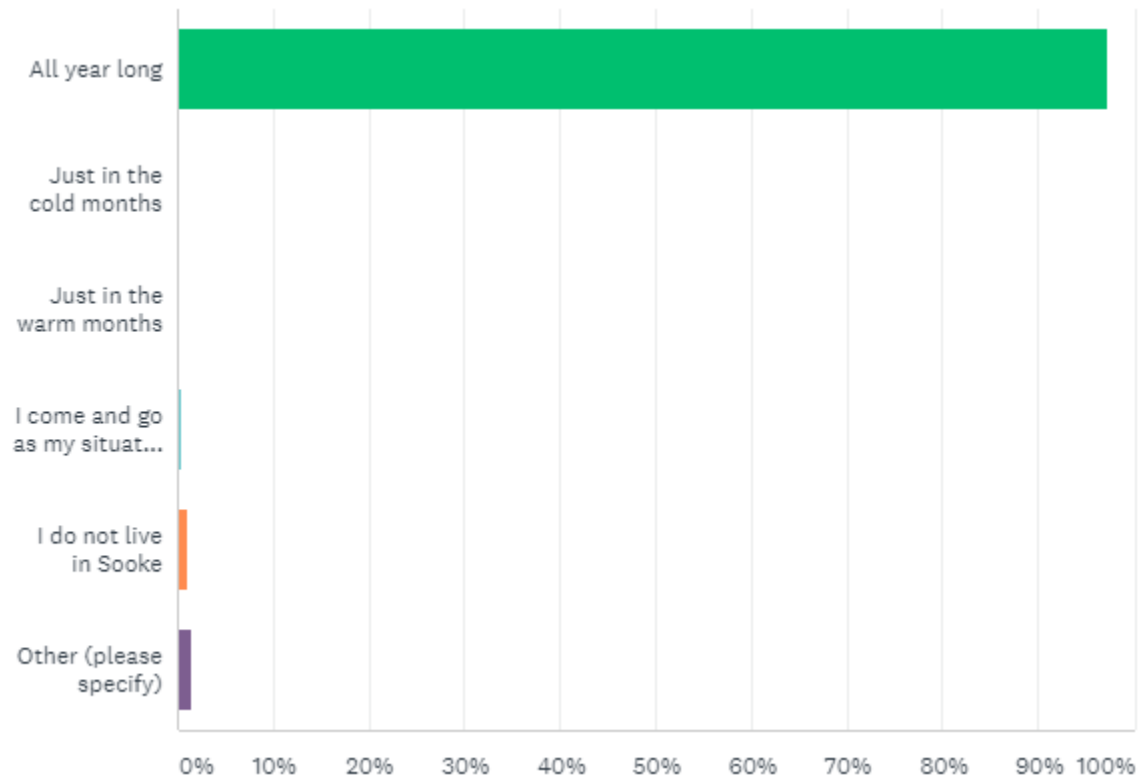
# HOUSING NEEDS REPORT



ANSWER CHOICES	RESPONSES
▼ Yes, I am looking at renting a home	12.50%
▼ Yes, I am looking at buying a home	13.97%
▼ No, I am not planning on buying / renting a home	47.06% 1
▼ No, but I am looking to buy a home somewhere else on Vancouver Island (please specify below)	4.78%
▼ No, but I am looking to buy a home somewhere else (outside of Vancouver Island)	0.74%
▼ Other (please specify)	<a href="#">Responses</a> 20.96%

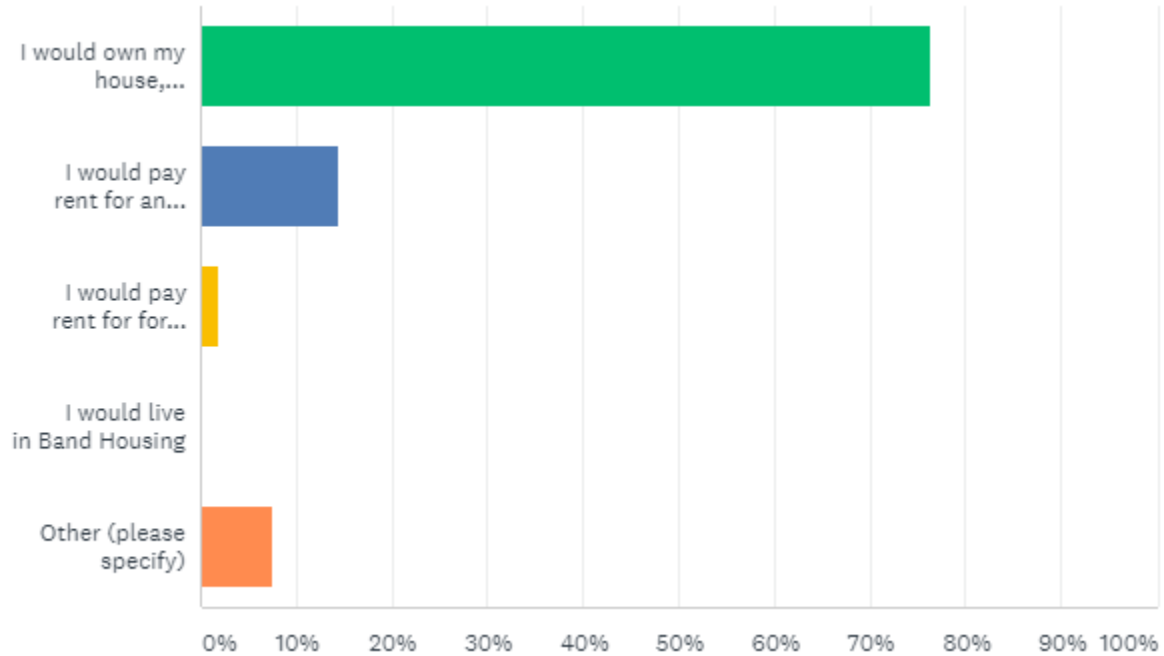
## Q17: How much of the year do you live in Sooke?

# HOUSING NEEDS REPORT



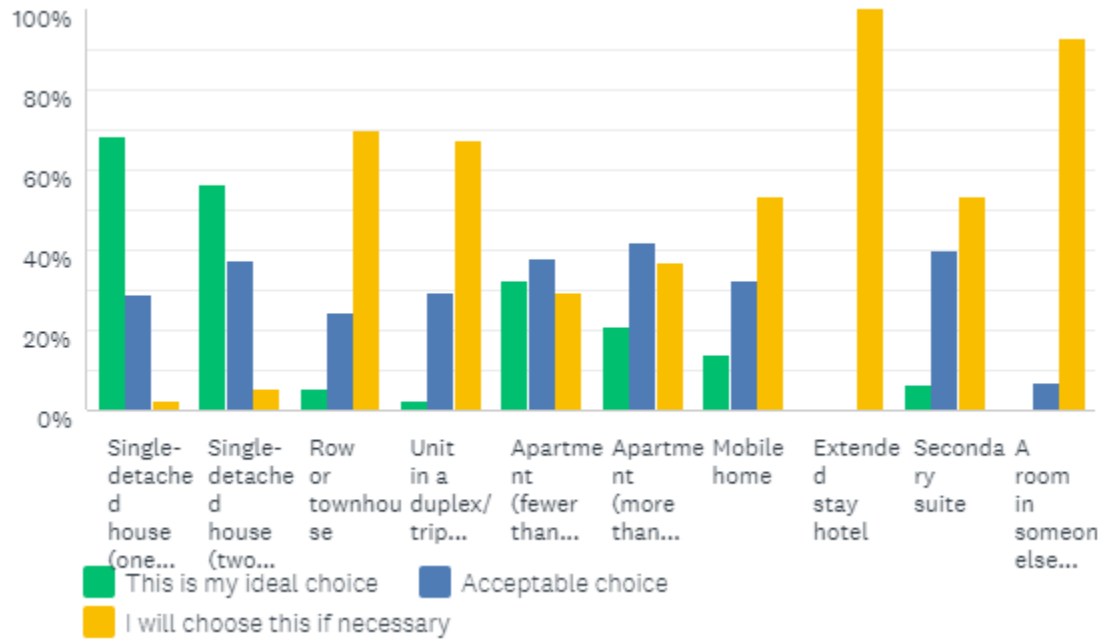
ANSWER CHOICES	RESPONSES
▼ All year long	97.21%
▼ Just in the cold months	0.00%
▼ Just in the warm months	0.00%
▼ I come and go as my situation changes	0.35%
▼ I do not live in Sooke	1.05%
▼ Other (please specify)	<a href="#">Responses</a> 1.39%

**Q18: If you move within the current area where you live, what would be your preferred living arrangement?**



ANSWER CHOICES	RESPONSES
▼ I would own my house, apartment or other dwelling	76.34%
▼ I would pay rent for an entire house, apartment or other dwelling	14.34%
▼ I would pay rent for for a room	1.79%
▼ I would live in Band Housing	0.00%
▼ Other (please specify) <a href="#">Responses</a>	7.53%

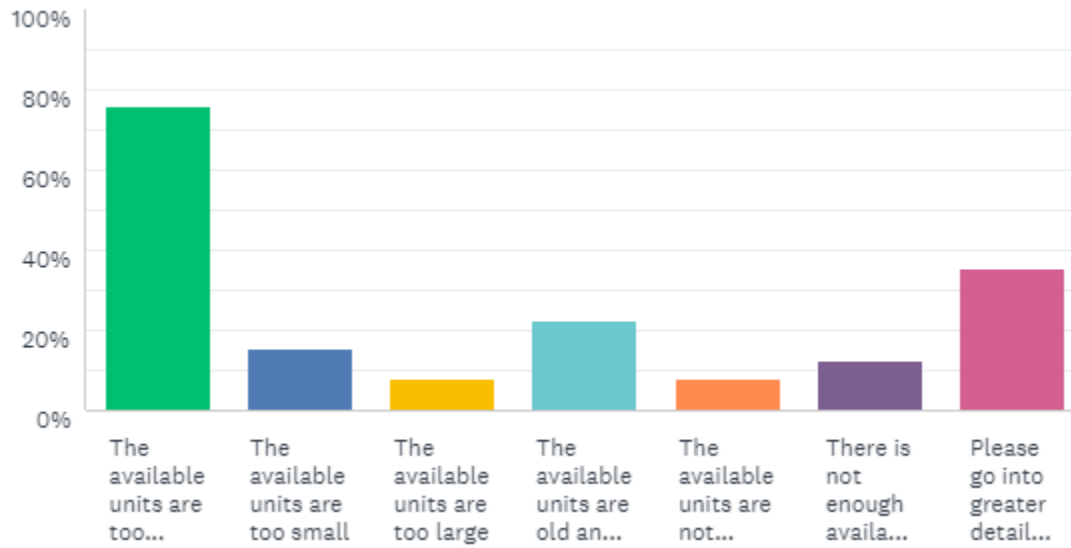
**Q19: What dwelling type would you prefer to buy / rent? Please provide your top three choices.**



	THIS IS MY IDEAL CHOICE	ACCEPTABLE CHOICE	I WILL CHOOSE THIS IF NECESSARY
Single-detached house (one storey)	68.69% 147	28.97% 62	2.34% 5
Single-detached house (two or more storeys)	56.60% 90	37.74% 60	5.66% 9
Row or townhouse	5.66% 6	24.53% 26	69.81% 74
Unit in a duplex/triplex/fourplex	2.70% 1	29.73% 11	67.57% 25
Apartment (fewer than 5 storeys)	32.35% 11	38.24% 13	29.41% 10
Apartment (more than 5 storeys)	21.05% 4	42.11% 8	36.84% 7
Mobile home	13.95% 6	32.56% 14	53.49% 23
Extended stay hotel	0.00% 0	0.00% 0	100.00% 4
Secondary suite	6.67% 1	40.00% 6	53.33% 8
A room in someone else's home	0.00% 0	7.14% 1	92.86% 13



**Q20: What kind of housing issues do you believe the District of Sooke should focus on? Please check all that apply.**



ANSWER CHOICES	RESPONSES
▼ The available units are too expensive	76.01% 206
▼ The available units are too small	15.50% 42
▼ The available units are too large	8.12% 22
▼ The available units are old and require a lot of work	22.51% 61
▼ The available units are not located in an area I want to live (please elaborate below)	8.12% 22
▼ There is not enough available land to built a house on	12.55% 34
▼ Please go into greater detail or describe any other incentive programs that are needed (please specify) <a href="#">Responses</a>	35.42% 96



# **Appendix 2: Interim Housing Needs Report**

November 12, 2024



## Background

In 2019, Provincial legislation was passed to require all local governments in British Columbia to collect data, analyze trends, and present reports that describe current and anticipated housing need in their communities through a Housing Needs Report (HNR). The District of Sooke completed its first HNR in 2019.

In November of 2023, the province passed legislation to the local government planning and land use framework through amendments to the *Local Government Act* intended to enable local governments to deliver more housing, faster. The legislated changes introduced in 2023 are aimed at pro-active planning at the local government level, ensuring updates to HNRs, Official Community Plan and Zoning Bylaws are considered together to address identified housing needs.

One of the changes made was to standardize the methodology and timing for HNRs across the province. The 'HNR Method' was introduced in the legislation and is the methodology that local governments must use to calculate the total number of housing units their communities will need over the next 5 and 20 years. The legislation prescribed the completion of an 'Interim HNR' by January 1, 2025, followed by a 'Regular HNR' in 2028 and every five years following to align with future Canadian Census cycles.

### *Purpose of the Interim Housing Needs Report*

The Interim HNR is intended to be a transition document which sets the stage for the future Regular HNRs, and includes the following three legislated components:

1. The number of units needed currently and over the next 5 and 20 years, calculated using the HNR Method, provided in the Regulations<sup>1</sup>;
2. 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; and
3. A description of the actions taken by the local government since receiving the most recent housing needs report to reduce housing need.

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<sup>1</sup> [Housing Needs Report Regulations](#), Order in Council 205, Province of British Columbia. Regulations authorized by S. 585.41 of the *Local Government Act* outlines how 5- and 20- year housing need is calculated.



## 1. 5- and 20-Year Housing Need Using the HNR Method

The following data illustrates the 5- and 20-year housing need as prescribed by the HNR Method. It should be noted that supplementary information will be included with the Regular HNR by 2028 to better understand local housing need.

Sooke 5- and 20-Year Housing Need		
Component	5-year Need	20-year Need
A.) Extreme Core Housing Need	71.25	285.00
B.) Persons Experiencing Homelessness	37.68	75.37
C.) Suppressed Household Formation	83.89	335.55
D.) Anticipated Growth	1,017.82	3,164.99
E.) Rental Vacancy Rate Adjustment	5.04	20.16
F.) Additional Local Demand	214.06	856.24
<b>Total New Units – 5 Years</b>	<b>1,430</b>	
<b>Total New Units – 20 Years</b>		<b>4,737</b>

Figure 8: Interim HNR: Summary of 5- and 20-year housing need using the HNR Method.<sup>2</sup>

Figure 8 provides a summary of the 5- and 20-year housing need, calculated using the HNR Method. The full dataset produced from the Housing Assessment Resource Tools (HART) BC HNR Calculator is included with this appendix.

## 2. Statement on Need for Housing near Transportation Infrastructure

Planning and land use decisions should support a mix of complementary uses, appropriate density, a variety of housing types, and access to transportation options and park and trail connections throughout the District to meet the needs of all residents in the community.

Aligning transportation infrastructure with land use planning provides the opportunity for residents to walk, cycle, or take public transportation to access jobs, essential needs, and services. Providing adequate transportation infrastructure closer to where people live can improve public health outcomes, reduce infrastructure costs, and achieve sustainability goals by reducing dependency on personal vehicular transportation.

In conjunction with the Official Community Plan, the District’s Master Plans, such as the Transportation Master Plan and Parks and Trails Masterplan seek to deliver positive outcomes related to connectivity and mobility throughout the District and address the need for transportation infrastructure near a variety of housing options and connect residents to essential services and needs.

<sup>2</sup> 5- and 20- year housing need determined by Housing Assessment Resource Tools (HART) BC HNR Calculator, using HNR Method. University of British Columbia, 2024.



Housing located near transportation infrastructure that connects residents to amenities within the community and beyond is necessary to support the needs of current and future residents. Focusing growth in key areas will be crucial to the success of transportation options that are efficient, accessible, and equitable for residents.

The need for housing to be located near transportation infrastructure is supported by the following Strategic Areas of Focus in the District’s 2024-2027 Strategic Priorities:

- Sustainable Growth and Environmental Stewardship;
- Infrastructure Investments and Multi-Modal Transportation Networks; and
- Community Safety and Wellbeing.

### 3. District of Sooke Housing Actions

The following table illustrates actions the District has taken since the December 2019 HNR to facilitate the delivery of and address the housing need in the community.

Date	Project	Description
2018 - Present	Lot 'A' at 6671 Wadams Way	The development of District-owned 'Lot A' at 6671 Wadams Way is intended to be a vibrant, pedestrian friendly town centre development providing community facilities. Informed by District-led consultation and a design charrette, the concept envisions a vibrant community hub including community amenity space, parks, public plaza, and built areas containing both seniors and affordable housing, community medical services, and a library.
2020 - Present	Supply of dwelling units permitted	<p>Since 2020, the District permitted approximately 1,135 dwellings of various unit types. Notable projects include:</p> <ul style="list-style-type: none"> <li>• 170 affordable rental units between two five-storey buildings at 2075 Drennan St, comprised of one-, two- and three-bedroom homes for Indigenous individuals and families. 34 units cater to those with “very low” income. This project included partnership and collaboration between the province, BC Housing, CMHC, Capital Regional District, District of Sooke, M’akola Housing Society and M’akola Development Services (Complete in 2024)</li> <li>• 75 below market rental units in a four-storey apartment building at 2170 Charters Rd, comprised of studio, one-, two-, and three-bedroom homes, prioritizing Indigenous</li> </ul>



		<p>individuals, seniors and families. 13 units are rented at the provincial shelter rate for those with 'very low' incomes. This project included partnership and collaboration from BC Housing, CMHC, Capital Regional District and M'akola Housing Society. (Completed in 2023)</p>
April 11, 2022	Revision of Density Bonus Provisions in Zoning Bylaw	<p>At its April 11, 2022, Regular Council meeting, Council approved changes to S.3.7 of the Zoning Bylaw related to Density Bonusing provisions. Changes approved included increasing density by 10 units per hectare where 80% or more of the on-site parking spaces are provided as underground or concealed parking spaces.</p> <p>The change was considered to recognize the cost of underground or concealed parking and to incentivize development of multi-family residential units by offering a density increase in exchange for providing concealed or underground parking. Underground or concealed parking can open more space on a site for outdoor amenities and greenspace and improves aesthetic design of a site, among other benefits.</p>
2006 - ongoing	Housing Reserve Fund	<p>During the rezoning process, the District negotiates monetary contributions to the Housing Reserve Fund to be used for the purpose of fostering affordable housing. The Housing Reserve Fund was established in 2006, and contributions have been made into the fund on an ongoing basis.</p>
2023 - ongoing	Housing Amenity Contribution Policy	<p>The District is currently undertaking work to develop a Housing Amenity Contribution Policy to simplify the administration of contributions for affordable housing.</p>
2020 - ongoing	Official Community Plan Update	<p>The District is currently in the process of updating it's Official Community Plan. The current draft includes updated land use policies related to housing and expands the Town Centre as the key commercial and mixed-use area with the highest residential densities in the District. Increased residential densities have also been drafted in the Community Residential land use designation. The update is still under review.</p>



## Supplementary Information on the HNR Method

The HNR Method is comprised of six elements, components 'A' through 'F', that identifies the 5- and 20-year housing need in the community. When summed together, the categories determine the 5- and 20-year housing need. The information below is derived from the [Province's HNR Method Technical Guidelines](#):

### 1. **Extreme Core Housing Need (Component A) – Sooke 20-year need: 285 units**

Extreme core housing need (ECHN) for renters and owners with a mortgage is used to estimate the number of new units required for those in vulnerable housing situations. Extreme core housing need, as defined by Statistics Canada, refers to private households falling below set thresholds for housing adequacy, affordability or suitability that would have to spend 50% (as compared to 30% for core housing need) or more of total pre-tax income to pay the median rent for alternative acceptable local housing.

Not all households in core housing need require a new unit to address housing inadequacies; for some households, solutions such as making repairs to an existing unit may be sufficient. With that understanding, the use of ECHN data as a subset of core housing need provides a more conservative estimate of new units required while still relying on consistent and available data.

### 2. **Housing Units and Homelessness (Component B) – Sooke 20-year need: 75 units**

People experiencing homelessness (PEH) is a population not typically captured well in data sources such as the census. This component of housing need quantifies the supply of permanent housing units required for those currently experiencing homelessness.

Data on homelessness is derived from the Province's Integrated Data Project (IDP), a program initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing. The IDP provides robust data on people experiencing homelessness at any point during the year, as a complement to the annual, one-day point-in-time counts conducted by many local and regional governments.

To be included in IDP counts, individuals must have received income assistance (i.e., BC Employment Assistance) and had no fixed address for three consecutive months or stayed in a BC Housing-affiliated shelter for at least one night, or both.





The data is publicly available at the regional scale, with the most recent year being 2021 as of the writing of this guidance.

**3. Housing units and suppressed household formation (Component C) –  
Sooke 20-year need: 336 units**

Suppressed Household Formation (SHF) addresses those households that were unable to form between 2006 and the present due to a constrained housing environment. Households make decisions on housing based on the choices available to them; for example, young people may have difficulty moving out of their parents' homes to form households of their own, while others may choose to merge households with roommates due to lack of available and affordable housing supply.

**4. Housing units and anticipated household growth (Component D) – Sooke  
20-year need: 3,165 units**

Anticipated household growth (AHG) quantifies the additional households required to accommodate an increasing population over twenty years.

**5. Housing units and rental vacancy rate (Component E) – Sooke 20-year  
need: 20 units**

A Rental Vacancy Rate Adjustment (RVRA) adds surplus rental units to restore local vacancy rates to levels representing a healthy and well-functioning rental housing market. Including a RVRA in calculations of housing need has been recommended by multiple sources, including the Expert Panel on Housing Supply and Affordability (BC/Canada) and CMHC. Typically, rates between 3% and 5% are considered healthy rates. These calculations use the more conservative rate of 3%.

**6. Housing Units and demand – the “demand buffer” (Component F) – Sooke  
20-year need: 856 units**

The final component included in the HNR Method is a calculated number of housing units reflecting additional demand for housing within a given community, beyond the minimum units required to adequately house current and anticipated residents. This is called the “demand buffer” and is designed to better account for the number of units required to meet “healthy” market demand in different communities. Accounting for additional local demand helps address the needs of households who require or prefer housing with certain characteristics (e.g., housing location, unit size, transportation options, or amenities), thereby reducing pressure in the housing system. Examples of such demand include households seeking homes closer to jobs and schools, growing families looking for larger homes, and seniors looking to downsize in their existing communities.



For the purposes of HNRs, a demand factor based on a ratio of housing price to housing density is calculated for each applicable *municipality*. This factor is then multiplied by the sum of the housing units calculated for Components A (housing units to address extreme core housing need), B (housing units for persons experiencing homelessness), C (housing units to address suppressed household formation), and E (housing units to increase the rental vacancy rate) to determine the additional local housing demand.

## Calculating 20-year housing need

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

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

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

## Component A: Extreme core housing need calculation

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

Table 1a

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

EXPORT

Sooke DM (CSD, BC)				
Total Households	2006	2011	2016	2021
Owners	3,145	3,670	4,100	4,925
Renters	720	835	1,150	1,205

Table 1b

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

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

EXPORT

Sooke DM (CSD, BC)									
Extreme Core Housing Need	2006		2011		2016		2021		Average ECHN Rate
	#	% of total	#	% of total	#	% of total	#	% of total	
Owners with a mortgage		n/a		n/a		n/a	95	1.93%	1.93%
Renters	85	11.81%	185	22.16%	225	19.57%	115	9.54%	15.77%

Table 2

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

EXPORT

Sooke DM (CSD, BC)			
Total Households	2021 Households	Average ECHN Rate	Households in ECHN
Owners		n/a	n/a
Owners with a mortgage	4,925	1.93%	95.00
Renters	1,205	15.77%	190.00
<b>Total New Units to Meet ECHN - 20 years</b>			<b>285.00</b>



## Component B: Housing units and homelessness

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

**Table 3**

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

EXPORT

Sooke DM (CSD, BC)				
Regional Population	Local Population		Regional PEH	Proportional Local PEH
	#	% of region		
406,075	14,980	3.69%	2,043	75.37
<b>Total New Units to Homelessness Needs - 20 years</b>				<b>75.37</b>

## Component C: Housing units and suppressed household formation

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

**Table 4a**

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

EXPORT

Sooke DM (CSD, BC)		
Age – Primary Household Maintainer 2006 Categories	2006 Households	
	Owner	Renter
Under 25 years	45	25
25 to 34 years	345	135
35 to 44 years	690	190
45 to 54 years	765	155
55 to 64 years	645	100
65 to 74 years	365	60
75 years and over	290	40

**Table 4b**

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

EXPORT

Sooke DM (CSD, BC)		
Age – Primary Household Maintainer 2021 Categories	2021 Households	
	Owner	Renter
15 to 24 years	25	55
25 to 34 years	355	225
35 to 44 years	865	240
45 to 54 years	895	230
55 to 64 years	1,215	210
65 to 74 years	1,065	170
75 to 84 years	400	65
85 years and over	115	15

**Table 5**

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

EXPORT

Sooke DM (CSD, BC)					
		2006		2021	
Age Categories – Household Maintainers	Age Categories – Population	All Categories	Summed Categories	All Categories	Summed Categories
15 to 24 years	15 to 19 years	650	1,045	780	1,435
	20 to 24 years	395		655	
25 to 34 years	25 to 29 years	435	1,055	625	1,520
	30 to 34 years	620		895	
35 to 44 years	35 to 39 years	755	1,650	1,110	2,180
	40 to 44 years	895		1,070	
45 to 54 years	45 to 49 years	835	1,595	1,000	2,070
	50 to 54 years	760		1,070	
55 to 64 years	55 to 59 years	710	1,205	1,175	2,375
	60 to 64 years	495		1,200	
65 to 74 years	65 to 69 years	340	695	1,155	2,050
	70 to 74 years	355		895	
75 years and over	75 to 79 years	220	505	500	940
	80 to 84 years	200		255	
	85 years and over	85		185	

**Table 6**

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

EXPORT

Sooke DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Households		2006 Population	2006 Headship Rate	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	45	25	1,045	4.31%	2.39%
25 to 34 years	345	135	1,055	32.70%	12.80%
35 to 44 years	690	190	1,650	41.82%	11.52%
45 to 54 years	765	155	1,595	47.96%	9.72%
55 to 64 years	645	100	1,205	53.53%	8.30%
65 to 74 years	365	60	695	52.52%	8.63%
75 years and over	290	40	505	57.43%	7.92%

**Table 7**

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

EXPORT

Sooke DM (CSD, BC)					
Age Categories – Household Maintainers	2006 Headship Rate		2021 Population	2021 Potential Households	
	Owner	Renter	Total	Owner	Renter
15 to 24 years	4.31%	2.39%	1,435	61.79	34.33
25 to 34 years	32.70%	12.80%	1,520	497.06	194.50
35 to 44 years	41.82%	11.52%	2,180	911.64	251.03
45 to 54 years	47.96%	9.72%	2,070	992.82	201.16
55 to 64 years	53.53%	8.30%	2,375	1,271.27	197.10
65 to 74 years	52.52%	8.63%	2,050	1,076.62	176.98
75 years and over	57.43%	7.92%	940	539.80	74.46



**Table 8**

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

EXPORT

Sooke DM (CSD, BC)							
Age Categories – Household Maintainers	2021 Potential Households		2021 Households		2021 Suppressed Households		
	Owner	Renter	Owner	Renter	Owner	Renter	Total
15 to 24 years	61.79	34.33	25	55	36.79	-20.67	16.12
25 to 34 years	497.06	194.50	355	225	142.06	-30.50	111.56
35 to 44 years	911.64	251.03	865	240	46.64	11.03	57.67
45 to 54 years	992.82	201.16	895	230	97.82	-28.84	68.98
55 to 64 years	1,271.27	197.10	1,215	210	56.27	-12.90	43.36
65 to 74 years	1,076.62	176.98	1,065	170	11.62	6.98	18.60
75 years and over	539.80	74.46	515	80	24.80	-5.54	19.26
<b>Total New Units to Meet Suppressed Housing Need - 20 years</b>							<b>335.55</b>

**Component D: Housing units and anticipated household growth**

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

**Table 9**

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

EXPORT

Sooke DM (CSD, BC)			
Regional District Projections	2021	2041	Regional Growth Rate
Households	185,205	254,785	37.57%

**Table 10**

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

EXPORT

Sooke DM (CSD, BC)				
Growth Scenarios	Regional Growth Rate	Households		New Units
		2021	2041	
Local Household Growth	n/a	6,130	10,157.00	4,027.00
Regionally Based Household Growth	37.57%	6,130	8,432.99	2,302.99
Scenario Average				3,165.00
<b>Total New Units to Meet Household Growth Needs - 20 years</b>				<b>3,165.00</b>

**Component E: Housing units and rental vacancy rate**

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

**Table 11**

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

EXPORT

Sooke DM (CSD, BC)				
	Vacancy Rate	Occupied Rate	Renter Households	Estimated Number of Units
Target Vacancy Rate	3.00%	97.00%	1,205	1,242.27
Local Vacancy Rate	1.40%	98.60%		1,222.11
<b>Total New Units to Achieve 3% Vacancy Rate - 20 years</b>				<b>20.16</b>

## Component F: Housing units and demand (the “demand buffer”)

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

Table 12

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

EXPORT

Sooke DM (CSD, BC)	
Component	Result
A. Extreme Core Housing Need	285.00
B. Persons Experiencing Homelessness	75.37
C. Suppressed Household Formation	335.55
E. Rental Vacancy Rate Adjustment	20.16
<b>Total</b>	<b>716.07</b>
Demand Factor	1.20
<b>Total New Units to Address Demand Buffer - 20 years</b>	<b>856.24</b>

## Total 5-year and 20-year housing need

Table 13

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

EXPORT

Sooke DM (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	71.25	285.00
B. Persons Experiencing Homelessness	37.68	75.37
C. Suppressed Household Formation	83.89	335.55
D. Anticipated Growth	1,017.82	3,164.99
E. Rental Vacancy Rate Adjustment	5.04	20.16
F. Additional Local Demand	214.06	856.24
<b>Total New Units - 5 years</b>	<b>1,430</b>	
<b>Total New Units - 20 years</b>		<b>4,737</b>

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



Housing Assessment  
Resource Tools  
(HART)



Licker  
Geospatial  
Consulting