

Housing Needs on the Sunshine Coast

Research and Considerations



JAN 2023

Data Sources

- Statistics Canada Census Profile, 2021
- Sunshine Coast Housing Needs Report, 2020
- Sunshine Coast Housing Needs Report – Implementation Framework, 2020
- A Strategic Framework for Action on Poverty Reduction, 2021
- Cover The Coast, Homeowner’s Survey, Developer’s Input, Interviews with Housing Providers, 2020-2021
- Kelowna Healthy Housing Strategy, 2018
- Lethbridge Community Plan to Prevent and End Homelessness, 2019
- Nanaimo Health and Housing Action Plan, 2021
- Medicine Hat Community Housing Society, Service Delivery Plan, 2021
- Cowichan Attainable Housing Strategy, 2019
- Gibsons Housing Market Report, Zolo Realty, <https://www.zolo.ca/gibsons-real-estate/trends>, 2022

The Housing Continuum

A balanced housing continuum provides options for people to find appropriate housing that meets their unique needs. It leads to a more vibrant, inclusive, diverse and well functioning community.



The Housing Continuum

A balanced housing continuum includes many forms and tenures of housing:

- Auxiliary dwellings
- Mobile homes
- Apartments and condos
- Lock-off suites
- In-house rental suites
- Townhouses
- Duplexes and fourplexes
- Shared accommodations
- Single detached houses



Housing Needs:

What we know:


The high cost of housing (both ownership and rentals) is impacting all demographics.



Housing Needs:

Market Housing:

- Critical need for market rental options and more affordable home ownership
- An aging population is driving demand for smaller units
- Highest needs are for studio, 1-bedroom, and 2-bedroom units
- Critical need for incentives and regulations that promote and protect rental inventory



Highest demand is for small rental units.

Housing Needs:

Community Housing (Subsidized Housing)

Critical need across the spectrum:

- Affordable and below-market rental housing options
- Supportive housing across the spectrum (seniors, people with disabilities, complex care)
- Transitional housing and second-stage housing
- Additional support services including complex care, recovery programs, and outreach support



Multiple
critical needs

Town of Gibsons (2021)

Population: 4,758

Median Age: 56


Private Dwellings: 2,285

- 55.5% (1270) are single detached houses which are unaffordable for median earning households
- 24.7% (565) are apartments
- 78.07% are occupied by 1 or 2 people

Market Value (2022)

- Detached House: \$1.4 M
- Townhouse: \$625,000
- Condo: \$480,00

The most common new household type is projected to be non-census families, which are primarily comprised of individuals living alone.



Disproportionate amount of single detached houses.

The Impact:

- Significant increase in homelessness and people living in unsafe conditions. This includes single working adults and seniors on fixed incomes.
- There is a hollowing out of our community – young adults and families are moving off the Coast.
- Shortage of workforce for essential service organizations and local businesses.

COVER THE COAST

Alliance for Affordable Housing

