

INTERIM HOUSING NEEDS REPORT



CAC Meeting
January 20 2025



BRITISH
COLUMBIA

Ministry of
Housing and
Municipal Affairs

Background – why do we need an IHNR?

- UEL (while not a local government as defined by the LGA) was directed by our Minister to align with relevant legislation
- To comply with section 790 of the Local Government Act (LGA) – Requirement for interim report on housing needs
 - use the HNR Method, meet prescribed date, identify housing needs
- The IHNR will help to guide land use and policy decisions in the Official Community Plan (OCP)



IHNR - 3 new requirements

Item #	Component
1	Housing units required to meet current and anticipated need in the UEL for the next 5- and 20-year timeframes using the HNR Method
2	A statement about the need for housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation
3	A description of the actions taken by the UEL Administration to address housing needs since completing the previous housing needs assessment in 2022



Item 3 - Actions taken since previous HNR

- UEL's previous HNR was in 2022
- Granted occupancy for 234 new units, including 168 strata and 66 townhomes
- Rezoning - approved over 1,500 new units since April 2022
 - 840+ new strata, 110+ rental and 90+ student beds
 - Rental - 100+ are affordable and/or moderate rental housing



Item 3 - Actions taken since previous HNR

- amendments to the UEL Land Use Bylaw
 - aligned with Bill 44 (Small-Scale Multi-Unit Housing (SSMUH))
 - Minister designated the University of British Columbia Bus Loop as a Transit-Oriented Area in alignment with Bill 47 (Transit-Oriented Areas (TOA))
- With TOA, changes could result in an additional 7,000 units (50-year horizon)



Item 2 - Housing in proximity to transportation

- Area D Neighbourhood Plan (Area D Plan)
 - supporting density near established arterial roads & transit infrastructure
- UBC Bus Loop designated as a TOA to align with Bill-47
 - TOA zones will increase density in formerly single-family areas
- The OCP will include statements which will connect housing to current and future transportation infrastructure
- The UEL is also doing preliminary planning for a future potential Skytrain expansion to UBC



IHNR Data Tables / Inputs

Generated in accordance with the HNR Method Technical Guidelines
(prescribed by regulation)

- A. # of housing units for households in **extreme core housing need**
- B. # of housing units for individuals experiencing **homelessness**
- C. # of housing units for **suppressed households**
- D. # of housing units for anticipated **household growth**
- E. # of housing units required to **increase the rental vacancy rate to 3%**
- F. # of housing units that reflects **additional local housing demand** (“demand buffer”).

= 20-year Housing Need



A. Extreme Core Housing

- The number of housing units for households in extreme core housing need (vulnerable housing situations)
- Extreme core housing need, as defined by Statistics Canada:
 - 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.



B. Homelessness

- Identify the quantity of housing supply required to address homelessness
- Uses data derived from Province's Integrated Data Projection (IDP)
 - THE IDP is a program initiated through a partnership between the Ministries of Housing, Social Development and Poverty Reduction, Citizen Services, and BC Housing
 - people experiencing homelessness (PEH)
 - Step 1 – UEL pop as share (%) of regional census population
 - Step 2 – multiply by Regional district census division PEH
= units required to address homelessness



C. Suppressed Household Formation

- Households unable to form between 2006 and present due to constrained housing environment
- Uses 2006 census data from when supply was less constrained to identify how many households may have formed under more favourable housing conditions



D. Units & Anticipated Growth – 20 yr

- Inputs:
 - Local Household Growth (using UEL census data)
 - Regionally Based Household Growth (regional district projections)
- average of the two above, is the anticipated growth in 20 years



E. Notes – Housing units & rental vacancy

- Rental Vacancy Rate Adjustment (RVRA)
 - Adds surplus rental units to restore local vacancy rates to a healthy and well-functioning rental housing market (IHNR uses 3% vacancy)
- Difference between # of units required to reach 3% and estimated existing # of rental units is the new units required in 20 years
- vacancy rates in the UEL according to CMHC are approximately 1.1% for 1 bedroom and 0.0% for 2 bedroom



F. Notes – Housing units & demand buffer

- **Final component** of HNR Method
 - Calc # of housing units reflecting additional demand for housing beyond minimum units required (based on current & anticipated residents)
 - to meet a “healthy” market demand
- “Demand buffer” equates to households that require or prefer a certain type of housing, relates to:
 - location, unit size, transportation and amenities



Item 1 (Results) – Housing units required 5 & 20-year

- Anticipated # of new housing units needed within the **next 5 years** is **718**
- Anticipated # of new housing units needed within the **next 20 years** is **1,985**
- The Minister responsible for the UEL has directed the Administration to amend the UEL Official Community Plan (OCP) and Land Use, Building and Community Administration (LUB) Bylaw by 31 December 2025 to accommodate the 20-year projections at a minimum.



Item 1 - Total 20-year Housing Needs

- a total of 2,183 units or 49% growth in units in the next 5 years
- a total of 3,450 units or 135% growth in units in the next 20 years
- using the total units and average household size (2.2) in 2021, the UEL could expect a total population of 4,803 in 5 years and 7,590 in 20 years
- The UEL will meet the projections with current bylaw changes (SSMUH and TOA) and approved zoning for projects in progress (Menno, Regent, EFGHI)



Future step

- A regular HNR is required to be received by December 31, 2028, and will supersede this IHNR (2024) and the HNA (2022) when completed.
- Updated HNR required every 5 years.



THANK YOU

